

165 Ledge Street, Suite 7
Nashua, New Hampshire 03060
Tel: 603.732.9119

Comprehensive Building Conditions Assessment Report

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Westborough Country Club
121 Main Street
Westborough, Massachusetts

Prepared For:
City of Westborough, Massachusetts
Attn: Jim Stewart
131 Oak Street
Westborough, Massachusetts 01581
jstewart@town.westborough.ma.us

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ASSIGNMENT

The assignment was received by EFI Global (EFI), on October 4, 2022 from the City of Westborough in response to a scope of work proposal provided by EFI on September 29, 2022.

The scope of this assignment was to provide a comprehensive, cursory review of the visible building conditions, per the proposal, and to provide recommendations and findings, as outlined in this report.



Figure 1: Subject Building, Front

BACKGROUND

BUILDING DESCRIPTION

The subject building was a combination one and two-story wood framed structure with a partial basement and crawl spaces below the first floor. According to the Town of Westborough MA Tax Assessor website, the subject building was constructed circa 1900, contains 7,387 square feet of usable space, and was last transferred on April 15, 1975.¹ This is the date EFI understands the town acquired the property. While not noted on the Assessor's site, multiple additions were constructed at later dates. The sizes and dates are not listed.

The building contains a leased restaurant and bar on the first floor, offices on the second floor, and an attached Pro Shop to service the Westborough Country Club. The Pro Shop is located along the north side of the structure. There is also an open-air connected outdoor deck located along the east side of the building.

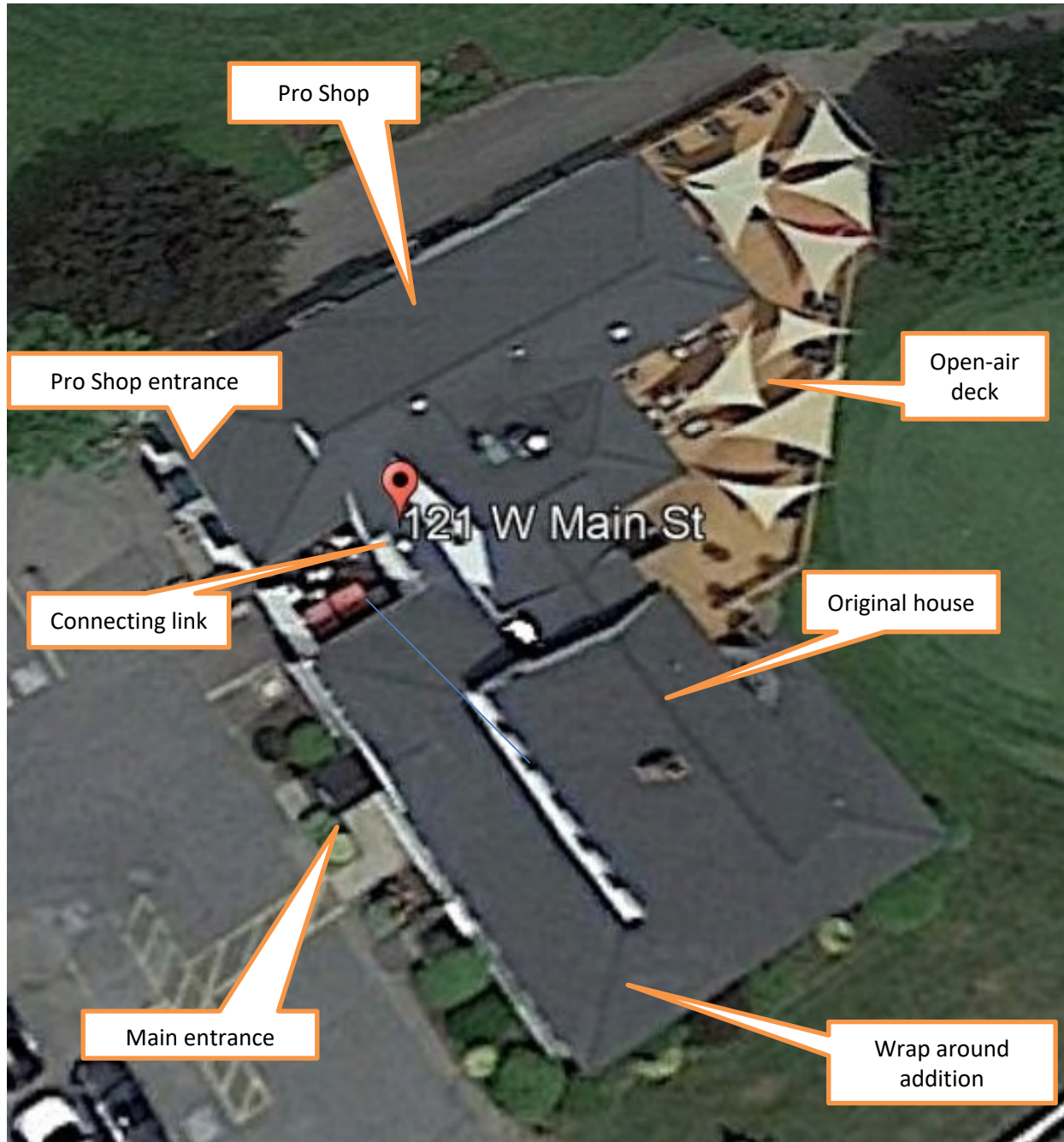
The subject building includes the following:

- The original two-story house.
- A wrap around one story addition connected to the original house on the west, south, and east sides as well as a portion along the north side.
- A one-story link connecting the north side addition to the Pro Shop at the north side of the building.
- A Pro Shop located at the northwest corner of the structure.

¹ <https://westborough.patriotproperties.com/Summary.asp?AccountNumber=1596>

- A one stop open air wood framed deck located along the east side of the structure.

The main entrance to the restaurant is located along the west side. The entrance to the Pro Shop is also located along the west side. Additional entrances and exits are located along the east side of the structure. See Figure #1 for details.



Photograph 1: Subject Building, Courtesy Google Earth.

APPLICABLE CODES

As of the time this report was authored, the Ninth Edition of the Massachusetts State Building Code (780 CMR) was applicable². This document is based on modified versions of various model codes, including:

- 2015 International Building Code (Chapters 1-31)
- 2015 International Existing Building Code (Chapter 34)
- 2015 International Mechanical Code
- 2015 International Fire Code

In April 1975, when the property was likely acquired by the Town of Westborough, and the use of the building changed from a single-family property to a commercial/retail use, the applicable building code was the Second Edition of the Massachusetts Building Code (in effect from January 9, 1975 to June 1, 1979). Section 105 of this building code required that when the use of the building changed from a single-family residence to a commercial/retail use, (or any portion of the building changed use) that the building complied with the current Code (at that time) for the proposed new use.

780 CMR, CHAPTER 34, EXISTING BUILDING CODE

The 2015 International Existing Building Code, of which Chapter 34 of the Massachusetts Building Code is based, discusses requirements for repairs and alterations to existing buildings. The document breaks down and defines repairs and alterations to existing buildings in the following four (4) tiers:

- “Repairs” are the “reconstruction or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.” Repairs are commonly performed after damage to return a building to its pre-incident condition, provided that condition was either code-compliant or a *grandfathered* existing condition.
- “Alteration-Level 1” are alterations that “include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.” Level 1 Alterations are common when the purpose/use of a building will remain consistent, but the materials that were used in the building are being replaced.
- “Alteration-Level 2” are alterations that “include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.” Level 2 Alterations are those that are beyond a like-kind-and-quality building component replacement and include reconfiguring a space or building.
- “Alteration-Level 3” are alterations “where the work area exceeds 50 percent of the building area” regardless of the rationale of the alterations or degree or reconfiguring of the space or materials.

COUNTRY CLUB FUTURE/NECESSARY ALTERATIONS

The Westborough Country Club building requires substantial reconfiguration of the space in order for it to be code-compliantly, safely, or reliably used in the way it has been recently. EFI has not been requested to make a recommendation as to whether the necessary alterations to the building are cost-effective when compared to demolishing the building, although EFI does recommend that the Town of Westborough weigh the options, as the immediate and ongoing costs to operate this building in this type of manner are significant.

² <https://www.mass.gov/handbook/ninth-edition-of-the-ma-state-building-code-780>

Specifically, the egress from the basement is not in compliance with the applicable codes and presents hazards to occupants. EFI understands that the Town of Westborough reportedly purchased the single-family home many years ago (April 1975, it appears) and that the Town believes the building is “grandfathered” so that it is not required to comply with current code requirements.

While ultimately the Authority Having Jurisdiction has the responsibility and authority to interpret and apply the Massachusetts Codes, EFI disagrees that a single-family home is (or was) safe to be re-utilized as a commercial building without typically significant modifications. Further, in April 1975, the Massachusetts Building Code was in effect, which would have provided requirements for this building based on the Change of Use.

The Second Edition of the Massachusetts Building Code (in effect in April 1975), in part stated:

605.1 OWNER RESPONSIBILITY: The owner or lessee of every existing building and structure shall be responsible for the safety of all persons in or occupying such premises with respect to the adequacy of means of egress therefrom as required by this Code.

605.2 UNSAFE MEANS OF EGRESS

605.21 INADEQUATE EXITWAYS: In any existing building or structure, not now provided with exitway facilities as herein prescribed for new buildings and in which the exitways are deemed inadequate for safety by the building official, such additional provision shall be made for safe means of egress as he shall order.

605.4 EXISTING USE CHANGED: In every building or structure in which there is a change from one use group to another with special requirements, or when there is an increase in occupancy load, the exitway facilities serving the new use and occupancy shall be made to comply with all the provisions of this article for buildings hereafter erected.

Interpreting the building as wholly being “grandfathered” simply due to its age is improper and allows existing hazards to remain. The Building Code required that the components and systems of the building, including the egress, that were not code compliant in 1975 be altered to meet the current code at that time. Once those alterations were made, and the building was in compliance with the 1975-code, the building could be considered “grandfathered” from most additional code requirement changes.

In part because no such alterations or improvements were made at that time, and the building has remained with limited improvements or alterations since, significant alterations and reconfiguring of the building are currently required for the building to continue to be used as a commercial/retail space, or for the upper or lower stories of the building to be occupied. Until that work is completed, this building should not be occupied.

COUNTRY CLUB LEVEL OF ALTERATIONS

The substantial renovations and alterations of the building that are required trigger *at least* Level 2 Alteration requirements. If the work area of the planned/proposed work exceeds 50% of the building area, that Level of Alteration would increase to a Level 3 Alteration.

STRUCTURAL ENGINEERING ASSESSMENT

SITE DRAINAGE & GRADING

The subject site is located on the north side of West Main Street. The building is surrounded on the north, east, and south sides by either grass or landscaped planting beds. There is a large parking lot located along the west side, with the main entrances to the building on the west side (for the restaurant and Pro Shop). The exterior grade slopes gently downward from west to east and levels off nearer to the building. There is a slight downward slope from the north side of the restaurant towards the Pro Shop. The exterior grade along the front is approximately 6" above the paved parking lot. The grade along the east side is approximately 3 feet below the first floor of the building. The grade generally slopes downward slightly away from the building. See Pictures #1 through 9 in Appendix A.

FOUNDATIONS

The foundations consist of a combination of stone, brick, concrete masonry block (CMU), and cast in place concrete. The following was noted:

- The basement floor consists of a concrete slab on grade,
- The stone walls consist of hand-set stones topped with quarried stone block.
- Some water staining and minor fungal growth was noted on several stone foundation walls.
- The foundations appear to be in good condition, but are likely not waterproof, given the age of the building.
- EFI did not observe any visual structural defects to the foundation.
- See Pictures 12 through 21.

FLOOR FRAMING, INCLUDING JOISTS, BEAMS, COLUMNS, POSTS, AND SHEATHING

Basement Description and First Floor Framing:

- Most of the first-floor framing was inaccessible due to the presence of a plaster and lath ceiling and mechanical ductwork. This severely limited EFI's ability to inspect the framing.
- In the Electrical room, the first-floor framing consisted of 2x8's @ 16' on center. They were connected to timber beams using mortise and tenon framing.
- In the mechanical room, the ceiling was covered with a cementitious plaster finish. As a result, the first-floor framing was not visible in this area.
- There was a combination of steel lally columns, round wood posts, and multi-wythe brick walls supporting the first-floor framing in the basement.
- Round timber posts supported some of the timber beams. The beams were not centered on the posts, creating eccentric loads on the posts.
- There were numerous crawl spaces that were inaccessible. In the crawl spaces that were visible through small openings in the walls, hand-hewn timber beams were observed that were supporting mortise and tenon wood floor framing.
- Water damage and minor rot was observed to some first-floor framing in some areas of the crawl spaces.
- There were numerous interior brick bearing walls, all of which require repointing.
- Water stains were noted along some of the interior wood framed walls. Some of the baseboard trim had been removed exposing the walls and the metal lath and plaster.
- The floor of the west side adjacent to the basement hatch was visible. It consists of new wood framing with wood I-joists, joist hangers, engineered wood beams. Bearing walls consisted of 2x4 wood framed walls and were used to support the first-floor framing. The wood walls were supported on concrete foundation walls.

- See Pictures #12 through 21.

First Floor Condition:

- The floor was covered with what appeared to be a glued laminate vinyl flooring. The flooring was peeling up at the butt ends. See attached photographs.
- There was no evidence of water stains or damage to first floor or the first-floor ceiling.
- No structural framing of the second floor or ceiling framing was visible from the first floor.
- See Pictures #22 through 27.

Second Floor Condition:

- No water stains were noted on the floor.
- Water stains were noted around and below some of the windows.
- Water stains were noted on a drop ceiling panel.
- In the second-floor mechanical closet adjacent to the north wall, the roof framing consisted of a variety of members which were not properly supported or connected. Some of the framing was cut and notched to fit around ducts and pipes. Evidence of water stains was present throughout the closet.
- See Pictures #28 through 33.

ATTIC FRAMING:

- The attic floor was covered with a combination of different sized wood planks.
- The floor framing was visible in a small area and the joists span from north to south, perpendicular to the roof framing.
- The exterior walls were balloon framed.
- Unfaced batt insulation was present in the attic floor
- See Pictures #34 and 41.

Roof Framing:

- The roof was a wood framed, gable style roof with the ridge extending from north to south. The rafters consist of full 3x6 rafters spaced between 28" and 30" on center. The roof is uninsulated.
- The rafters are covered with 10" wide wood planks. In numerous areas, there is evidence the roof planks were overlain with oriented strand board (OSB) sheathing.
- Water stains were present on the planks and rafters throughout the attic.
- There was severe water staining and rot around chimney, and evidence of prior repairs was noted.
- The roof rafters extend down to the exterior walls and are fastened to a top plate on the walls. The walls were balloon framed, extending above the attic floor elevation by approximately 8". The space between the rafters was infilled with brick, and no eave vents were present.
- The gable end walls consisted of full size 2x4's connected to the top plate and rake with mortis and tenon connections.
- The roof framing of the additions was not visible, except for the Pro Shop, which is described below.
- See Pictures #34 through 41.

Roof Covering:

- The roof of the structure was covered with asphalt shingles that appear to be in generally good condition. There was a small low slope area covered with a rubber membrane, as discussed below.
- The valley shingles were interwoven at the valleys. This is not recommended as it makes them susceptible to damage during repairs, wind driven rain, and wind damage.

- There was a small low slope area that appears to be covered with an ethylene propylene diene monomer (EPDM) membrane. The shingled roof areas up slope from the EPDM drain onto the EPDM, which drains onto the rear deck. The membrane should extend a minimum of 12" upslope from the high to low transition, but the membrane appears to extend only about 6".
- The string lighting installed above the rear deck was secured to eye hooks through the shingles and roof sheathing with no visible attempts to prevent roof leaks.



Photograph 2: Screw Eye Hook for Exterior String Lighting Screwed Through Roof (one of several)

Roof Ventilation:

- There were no eave vents. The eaves were blocked by the infill brick walls.
- There was a continuous ridge vent.
- There were two vents at each gable end.
- There was no mechanical ventilation.
- The insulation below the attic floor was estimated to be 8" of unfaced batt insulation.

ROOF DRAINAGE

Since the building consists of an original two-story portion and multiple one-story additions and infills, the roof drainage was cobbled together when each addition was added. There are no gutters or downspouts to collect runoff from the second floor – it discharges directly onto the one-story roof area. There are some areas of the one-story wrap around additions where gutters and downspouts are provided. Portions of the Pro Shop have gutters and downspouts – some areas do not. The roof area that drains onto the rear deck does not have any gutters or downspouts. On the front side of the building one of the gutter downspouts was directed into a splash block (diverter) which was pointed in the wrong direction (back toward the building).

All roofs should have gutters and downspouts, with the downspouts collecting and discharging the runoff away from the building foundations.



Photograph 3: Downspout Splash Guard

BUILDING ENVELOPE

On the basis of the site exams conducted by EFI and the above information, EFI has analyzed the building envelope and offers the following opinions:

- **Roof:** The roof covering is in generally good condition, with the shingles and EPDM functioning as intended. However, the multiple roof facets allow for snow drifting to occur, which will eventually result in leaks developing prematurely. In addition, the inadequate flashing at the roof transitions, the interwoven shingles, the lack of adequate roof ventilation and attic insulation, and the lack of proper drainage from the roof will result in leaks, ice damming, and mold in various areas within several (three to five) years, and substantial problems within ten years. Furthermore, the roof of the original two-story structure does not satisfy current building code requirements and should be reinforced. It is likely that any substantial renovations or repairs to the building will result in the local Authority Having Jurisdiction requiring that the roof framing be analyzed by an Engineer and the framing brought up to current code.
- **Windows:** The first-floor windows appear to be in fair condition. The windows on the second floor and attic have deteriorated and should be replaced. While they can be made weatherproof, they do not meet current energy code requirements.
- **Exterior Doors:** The exterior doors of the restaurant and Pro Shop are relatively new and appear to meet current code requirements. They should be adequate for a period of ten years.
- **Accessibility:** EFI examined the building for general compliance with accessibility. It is important to note that this analysis is not complete, and, if substantial renovations are planned, a detailed analysis must be conducted. The following was noted:
 - The front entrance requires modifications to comply with current accessibility codes including the ADA. This includes adding a railing and markings for the change in elevation.
 - The stairs from the bar area to the second floor and the basement do not comply with current accessibility codes. If they are required to meet current codes, substantial renovations and a reconfiguration of the bar area will be required in order to provide proper stair riser heights and headroom clearance.

BUILDING EXTERIOR SIDING

Throughout the building there were areas where the exterior siding was visually failing despite having been repaired a number of times. The siding itself was visibly wavy and inconsistent, which indicates likely breaches in the protection it provides and there were a number of areas where the siding was tacked/nailed back onto the building. A portion of the vinyl siding above the EPDM roof was pulled free from the building and requires repair. See Picture #10.

GOLF PRO SHOP:

The Pro Shop consists of a wood framed structure attached to the main building along the north side. The floor and exterior walls are wood framed. The roof consists of pre-engineered wood trusses covered with OSB sheathing and asphalt shingles. It appears to be of more recent construction. There is a basement beneath the Pro Shop, with concrete foundation walls. The floor framing was not visible due to being covered with a drywall ceiling. See Pictures #42 through 46.

STAIRS:

EFI evaluated the stairs and notes the following:

- Stairs to basement:
 - The threshold at the top of the stairs was a trip hazard.
 - There was insufficient headroom clearance at the top and bottom.
 - The risers were 9" high.
 - There was no room at either the top or bottom to permit modifications to the stairs necessary to comply with current code requirements.
- Front stairs from restaurant to second floor:
 - There are 14 risers at front stairs.
 - The stairs generally appear to be code compliant, but EFI did not verify all aspects.
- Rear stairs from bar to second floor:
 - The stairs are too narrow.
 - There is insufficient headroom at the bar.
 - There is no room at the top or bottom to permit modifications to the stairs necessary to comply with current code requirements.
- Stairs from second floor to attic:
 - There are 12 risers.
 - The stairs are narrow, but not required to be code compliant since they are not expected to be accessible to the public.

MECHANICAL ENGINEERING ASSESSMENT

HVAC SYSTEM - MAIN BUILDING:

The heating system for the main building consists of a gas fired boiler and fin tube radiation. The boiler is a Burnham 207NCL-TEI2 boiler with a manufacturing date of October 2005. The boiler has 5 zones, each with its own circulator pump. Each zone is controlled by a common round-style Honeywell thermostat and each pump was marked with the zone it served. Each zone was equipped with fin tube radiators of different models and manufacturers. One pump said "bar", but EFI was unable to find the thermostat that serves that area.

The boiler room has an intake fan that was controlled by an on-off switch mounted to the side of the boiler. This is unusual as these fans are typically controlled so that they run when the boiler runs. There was no other intake

for combustion air and the code requires that combustion air for an unsealed combustion device is provided by either a fan or air intakes through an outside wall. EFI recommends that the controls for the fan are revised so it operates when the boiler operates. EFI noted that combustible material was stored near the boiler. All such material should be stored at least three feet from the boiler.



Figure 2: Combustible material should be stored further away from the boiler.



Figure 3: Combustion air supply fan,

The dining area was not on the boiler system, instead it was heated and cooled by two relatively new Lennox CNPVP4821 gas fired furnaces with evaporator coils for cooling. These units do not bring in any outside air. The code requires some means of outside air, and the windows are operable but that means uncontrolled outside air flows. The outside condensing units were two Carrier 2-ton capacity 24ABC64 units.

The kitchen, lobby, and the front room are all heated by fin tube radiators fed from the boiler although in two separate zones with the front room and the lobby being separate zones. The three areas share an air conditioning unit that is located in the kitchen (the bar also gets a small amount of air, but it has a different unit for cooling). The unit has a name tag, but it has been partially painted over and the manufacturer name cannot be found. The condensing unit was a Lennox 13-ACD-048 unit with a 4-ton cooling capacity. The outdoor unit was in good condition, but the indoor unit had substantial debris buildup on the return air intake. The unit should be cleaned to gain some performance. The unit also does not bring in any outside air ventilation.



Figure 4: Intake for kitchen area AC unit needs to be cleaned.

The bar is heated by fin tube radiation as a separate zone according to the pumps that are in the basement although EFI was not able to locate the thermostat that controls this area. The cooling is managed by a Mitsubishi ductless ceiling unit that is controlled with its own thermostat and an outdoor condenser. The unit lacked a name tag, but its appearance indicates that it is more than 10 years old. The bar area does not have a way to bring in outside air.

The kitchen is primarily served by a large exhaust hood and a dedicated exhaust fan located on the roof. The exhaust duct can be partially seen on the second floor, and it has a cleanout at the duct offset to allow for cleaning. Make up air for the kitchen was provided by a dedicated outside air fan and duct that feeds into the ceiling in front of the hood. Both fans are controlled by manual switches.

The second floor consists of offices and storage areas. The heat was provided by fin tube radiation and the entire second floor is in its own zone. One of the offices had a window air-conditioning unit.

The bathrooms on the main floor had dedicated exhaust fans that turned on when the light was on and worked as intended. There was a bathroom on the second floor that did not have a toilet exhaust fan. (There was also a second bathroom, but it had the fixtures removed and was no longer in use)

None of the systems for the main building brings in any outside air and relies on uncontrolled ventilation based on operable windows and infiltration. If the building undergoes any mechanical upgrades, mechanical ventilation per applicable codes should be considered.

HVAC SYSTEM - PRO SHOP AREA:

The entrance to the pro shop area said "1995" which we assume means when the addition was constructed. All HVAC and plumbing systems appeared to be original from that time. The heating and cooling for the entire area (shop, locker rooms and sit-down area) was provided by a York air handler in the attic. The air handler had a gas heating section and a split DX cooling section. The condenser was located on the ground level outside the addition. The air handler appeared to be in good working condition but EFI could not find a nametag so we could not determine the age of the unit. The Ducane condenser unit was a newer unit as its serial number indicated it was manufactured in 2014. If the AHU is original that means it is around 27 years old, which is longer than most gas fired units last; EFI recommends that a budget be established to replace it soon.

The pro-shop area does not have any means to bring in any outside air and relies on uncontrolled ventilation based on operable windows and infiltration. If the building undergoes any mechanical upgrades, mechanical ventilation per applicable codes should be considered.

Locker room exhaust was managed by a separate exhaust fan system and both the locker rooms were served by a single exhaust fan that was located on the roof. The fan was controlled by a timer switch outside the men's room. Each locker room had ceiling fans that were controlled by a switch outside each room respectively. All systems were in working order.

PLUMBING - MAIN BUILDING:

The building was fed water from the street. Once the water entered the building, it was separated into two separate branches with meters. One for the main building and one for the pro-shop. The main building's domestic water was provided with an indirect fired 80-gallon HTP water heater that was located in the boiler room. The water heater was manufactured in July 2012. EFI tested the time it took for hot water to reach the rest room faucets and it was less than 10 seconds, indicating that the recirculation system works well.

The wastewater leaves the building in the basement under the kitchen area. There is a crawlspace in this area with a lot of piping in it. Some piping shows heavy corrosion and access to this space is impossible without removing the outside wall siding or the floor in the area above. Access to this area should be increased soon as there is an impending hazard in this area of leaks/failures and there will be an upcoming necessity to make substantial repairs/modifications to the plumbing in this area.



Figure 5: Inaccessible crawl space. Several pipes show significant corrosion.

The kitchen has an under sink Schier plastic grease trap. There was also reportedly an underground grease trap where the wastewater leaves the building. EFI found two utility access hole covers in this area, which it understands is the location of the grease trap. It is important that the grease traps are cleaned out frequently to function properly.

PLUMBING - PRO SHOP

As mentioned above, the pro-shop shares a water supply with the main building but is on a separate water meter. The addition is served by its own separate electric 240V, 80-gallon water heater that did not have any recirculation system. The water heater was made by State Select, and the serial number indicates it was manufactured in June 2014. EFI could not determine if the anode had been replaced or not, but it is important that the anode is changed periodically to ensure longevity of the water heater and to prevent water leaks.

The lack of a recirculating hot water system meant that it took over a minute for the hot water to reach the sinks in the men's room.

COMMERCIAL REFRIGERATION

One of the basement coolers included a wipe-clean surface that appeared to be installed over drywall/plaster, which was installed over a tile surface. The tile surface may have previously been a shower, although the wall/cooler was not largely disassembled to investigate the origin. The plaster-like material that was sandwiched between the tile and interior wall covering was crumbling/failing causing the wall to bulge inward and delaminate internally. It is likely that the plaster was not properly sealed from the moisture of the cooler and failed as a result of the way in which the cooler was constructed. Assuming that similar, improper construction of the cooler is present throughout, the entire cooler should be reconfigured.



Photograph 4: Cooler Wall Failing



Photograph 5: Crumbling Wall Material, Basement Walk-in Cooler

ELECTRICAL SYSTEM ASSESSMENT

Primary electrical service is fed from a utility-owned, pole-mounted transformer unit located along the fronting West Main Street right-of-way. The transformer supplies power via an overhead conductor to the subject building. Service size for the building was noted as 120/240 volt, single-phase 3-wire, 400-amperes.

According to information provided to EFI, the system has been operational and without issue, other than as noted herein. EFI's scope of the electrical system analysis is limited due to the electrical system being active. The entire electrical system, including all of the components, panels, and ratings, should be reviewed, examined, and tested by a licensed electrician.

EXISTING BUILDING CODE ELECTRICAL ALTERATIONS

The Massachusetts Existing Building Code (2015 International Existing Building Code) requires that when work is performed in a building, that all wiring in the work areas is upgraded to meet the current code. EFI does not have sufficient information to ascertain when various work has been performed to the building and what electrical upgrades were (or were not) performed at those times.

As the building was converted from residential to a commercial use, its electrical service and appurtenances are now subject to NEC commercial requirements. A visual examination of the numerous electrical panels and meters

in the building indicate that significant amount of work have been performed over the past several years. However, no documentation outlining details of the upgrades and/or dates of updates were provided for review.

- EFI recommends that a licensed electrician evaluate the current electrical system, including all circuit breakers, wiring, and appurtenances, to determine if it complies within the National Electric Code (NEC).

LIGHTNING PROTECTION

No lightning protection was identified at the subject building.

SURGE PROTECTION

No building-wide surge protection was identified at the subject building.

OVERCURRENT PROTECTION

The subject building was equipped with a number of electrical panels in the basement, most of which were blocked from access by stored goods and materials for use by the kitchen staff. As per the NEC, circuit panels are required to have a minimum clearance of 3-feet from all electrical equipment.

- All of the stored goods that were blocking the utility room/area, including the electrical overcurrent protection systems, should be removed and the area kept clear as a health and safety item

2ND FLOOR ELECTRICAL DISTRIBUTION

During EFI's tour of the building with City employees, it was reported that a large portion of the second floor of the building had no functional electricity for unknown reasons. They were not sure why the electrical system was inoperable and/or what is required to return to service. The area in the meantime has been supplied with electricity by way of loose extension cords, passing through various rooms and doorways.

- EFI recommends that the electrical service to the second floor be restored as per NEC requirements.
- Extension cords should not be utilized as a permanent method of electricity supply.
- Extension cords, like all electrical, should be protected from physical damage, including avoiding being passed through doorways and windows where it can be physically damaged.
- Existing electrical components that are, or may have been, physically damaged should be inspected and/or replaced, as necessary.

COMMERCIAL KITCHEN ELECTRICAL

The commercial kitchen, as noted below, requires an improved cleaning, inspection, and service program due to contamination, grease, and food accumulations throughout the cooking areas. Similarly, the electrical system in the commercial kitchen has become contaminated with grease and cooking-byproducts.

- EFI recommends that the kitchen electrical components be replaced within waterproof systems, and all surfaces be professionally sanitized.



Photograph 6: Grease/Food Contaminated Electrical Distribution Components

FIRE PROTECTION ENGINEERING ASSESSMENT

FIRE RATED CONSTRUCTION & PASSIVE FIRE PROTECTION/CONSTRUCTION

As noted in the structural analysis portion of this report, portions of this building were built with balloon-style construction. This is an outdated construction method that is no longer permitted as it creates a significant fire hazard and promotes excessive fire travel and growth through a building. It is likely that an Authority Having Jurisdiction will require (and should require) fire blocking be installed to prevent these types of hazards as balloon framing was not code-compliant when the use of the residential building changed to commercial use. Addressing this significant hazard will require opening significant portions of the walls in the building.

The cursory inspection did not reveal any fire-rated assemblies in the former-residence, which is common for residential buildings. The authority having jurisdiction may require fire-rated assemblies in the commercial building, depending on its layout and depending on the scope of future renovations.

FIRE DETECTION & ALARM SYSTEM

The building was equipped with a fire detection and alarm system. Per the scope of work for this assessment, the Town of Westborough declined to have EFI perform a thorough analysis of the fire alarm system, as they reportedly knew what kind of system they had and were familiar with its functionality.

Smoke detectors were noted throughout the building and appeared to be a variety of types and vintages. As part of the ongoing Inspections, Testing, and Maintenance of the fire alarm system, the smoke detectors should be inspected to ensure that the detectors are replaced as needed per the manufacturer recommendations. Similarly, the fire alarm panel requires ongoing Inspections, Testing, and Maintenance, which should be performed as well, all in accordance with NFPA 72 and the manufacturer's recommendations.

All of the fire alarm horn/strobe devices should be clearly marked to indicate what they are. While most were marked in this way, one was identified that was not on the restaurant “porch” area of the restaurant dining room.

The second story offices and larger storage areas had no horn/strobes identified.

FIRE SPRINKLER SYSTEM

The building is not equipped with an automatic fire sprinkler system. Per the scope of this assignment, EFI has not evaluated whether a fire sprinkler system is required in this building or not. Additional work can be performed to determine whether a sprinkler system is required.

It should be noted that because no efforts (or minimal efforts) were made at the time the building use changed from residential to commercial, that that work is required to be conducted now. A fire sprinkler system is most likely required in the building as part of that work due to the building occupancy and use. As noted above, the Town of Westborough declined to have EFI perform an analysis of the fire sprinkler system, although for the purposes of planning, EFI is including the recommendation that the Town of Westborough expect and plan for the fire sprinkler system installation.

Retrofitting a fire sprinkler system into an existing building can be a laborious and expensive endeavor.

BUILDING EGRESS – OVERALL

The Second Edition of the Massachusetts Building Code that was in effect in 1975 when the Town of Westborough is believed to have purchased this property and changed the use of the building requires two approved methods of egress from each level of this building, including the basement and second story.

609.0 NUMBER OF EXITWAYS

The following general requirement apply to buildings of all use groups....

609.1 MINIMUM NUMBER Except in one and two-family dwellings, there shall be two (2) or more approved independent exitways serving every floor area above and below the grade floor, one (1) of which shall be an interior enclosed stairway....

As noted throughout this report and in a previous report provided to Westborough by EFI (written for the Massachusetts Interlocal Insurance Association), the subject building requires additional egress from the basement and second story levels. This is of paramount importance and must be addressed in order for the building to continue to be safely occupied. The current egress is not permissible, code-compliant, safe, or grandfathered.

BUILDING EGRESS – BASEMENT

The use of the basement of this building was recently (within the last few years, reportedly) changed to become occupied regularly and utilized for food preparation. The egress from the basement, however, was not changed. The basement does not provide adequate, safe, or code-compliant egress and should not be utilized as an occupied space until it does. The work necessary to alter the basement egress to become appropriate, however, is a significant undertaking that is likely cost and logistic-prohibitive.

The basement is provided with two (noncompliant) paths to enter the building, one being a narrow and steep internal stairway with low ceilings and the other being an exterior bulkhead. Neither pathway is a proper or safe emergency egress.

The bulkhead is marked on the interior with illuminated EXIT signage, which is improper. The bulkhead doors, latches, stairs, exterior discharge, and lack-of railings or top-landing are all improper for an egress path. For this to be considered an egress path, the entire egress system would require reconfiguration which would likely snowball into structural matters as it would involve the foundation as well as issues with the exterior parking lot.



Photograph 7: EXIT Signage Directing Occupants to the Bulkhead

The other (primary) pathway into the basement is through the interior stairway which is narrow (29.5" open width), includes a railing on one side, has a remarkably low ceiling (5'6"), has no EXIT signage leading to the stairway, and does not include proper door/hardware at the top of the stairway. This stairway discharges occupants trying to egress to the bar on the main level of the building in the path of travel for that level.

Additional defects include the following:

- The threshold at the top of the stairs was a trip hazard.
- There was insufficient headroom clearance at the top and bottom.
- The risers were 9" high.
- There was no room at either the top or bottom to permit modifications to the stairs necessary to comply with current code requirements.
- The interior egress stairway is not enclosed.



Photograph 8: Interior Stairway to Bar

The basement area beneath the pro shop similarly lacks proper egress and EXIT signage, although it was unclear if this area was intended to be occupied.

BUILDING EGRESS – SECOND FLOOR

The egress from the second floor of the Country Club included an interior stairway and a rear, interior stairway through a glass-sliding door. As an occupiable area, the second floor should include egress that is safe and reliable.

The main egress path from the second floor toward the bar area included a chain across the stairway (likely intended to keep patrons from walking upstairs), which is an impediment to egress and should be removed. Additional defects include the following:

- The stairs are too narrow.
- There is insufficient headroom at the bar.
- There is no room at the top or bottom to permit modifications to the stairs necessary to comply with current code requirements.
- The interior egress stairway is not enclosed.

The egress from the second floor to the restaurant area relies on a noncompliant glass sliding door (similar to an exterior deck door), which is not marked as an egress path.

Based on information provided to EFI from the Town of Westborough, the second floor has been occupied since the building was purchased by the town and the Town believes that the building, therefore, did not

require upgraded egress. As noted above, however, that is an incorrect interpretation of the applicable codes and places the building's occupants at an unnecessary risk.



Photograph 9: Second Floor Rear Egress Sliding Glass Door

BUILDING EGRESS – HARDWARE

All egress door hardware should be compliant specifically for egress doors, including the French doors from the bar area to the exterior deck. The door hardware typically will include “panic” hardware so that the door can be opened in one motion.

FIRE EXTINGUISHER

The fire extinguisher for the upstairs food/drink preparation area was located behind the door, which concealed its location. This should be relocated and properly signed.

COMMERCIAL KITCHEN – EXHAUST DUCT

The commercial kitchen exhaust duct (“grease duct”) requires a cleaning, inspection, and maintenance. The exhaust system is contaminated with significant grease which has created a notable fire hazard and is due (or overdue) for an NFPA 96-compliant service. Consideration should be given to determine if the frequency and/or quality of ventilation system cleaning is adequate.



Photograph 10: Commercial Kitchen Exhaust Duct Grease Accumulation

COMMERCIAL KITCHEN – COOKING APPLIANCES

The cooking appliances in the commercial kitchen require a more robust/stringent cleaning/maintenance program than they are currently experiencing. The range, for example, was covered in grease-residue which creates a potential fire (and health) hazard.



Photograph 11: Commercial Kitchen Range

The fryers similarly require significant cleaning and in order to maintain a level of safety in the restaurant, should be cleaned and serviced regularly. The flues, sides, rear, and controls of the fryers were heavily contaminated with grease and cooking byproducts creating a significant hazard to the staff, occupants, and patrons of the restaurant and building as well as the Town of Westborough's building. As part of the controls, the fryer's pilot light, which has a standing flame, was surrounded by flammable grease accumulations.



Photograph 12: Contaminated/Soiled Fryer Flue



Photograph 13: Fryer Controls, Circuitry, Safety, and Burner Contamination with Grease (Pilot is Circled)



Photograph 14: Grease and Food Accumulations Beneath Fryer



Photograph 15: Grease/Food Accumulations on Floor Significantly Overdue to Cleaning (Fire and Health Risk)

The entire kitchen area requires significant cleaning to bring it to a safer state; just as importantly, it requires ongoing cleaning and care to ensure it does not return to the hazardous condition it was in at the time of this inspection. The entire kitchen requires immediate attention, including the cooking appliances, floors, walls, electrical components, and ventilation system.

GENERAL BUILDING ASSESSMENT

PARKING AREA

There is a large parking lot located directly west of the building to service both the restaurant and the golf course. The parking lot slopes gently from west to east and is covered with asphalt paving. It is in generally good condition with space for approximately 118 vehicles. There are two entrances, with one located at the east end to the immediate left of the restaurant, and a second entrance located midway along the length of the parking lot. There is no observed service delivery location.

SIDEWALKS & PEDESTRIAN PATHWAYS

There is a continuous sidewalk located along the front of the property between the restaurant/parking lot and the street. It is separated from the property by a split rail fence along the entire length except at the two parking lot access points.

The exterior kitchen storage area adjacent to the grease trap and fence included a significant area of grease residue that created a hazardous, slippery condition, especially when wet. This presents a significant risk to occupants that utilize this entryway/egress path.

The same exterior egress path utilized wood stairs off of a small landing, but no handrail was provided. In addition to the paved ground surface being grease-laden, the wood landing (covered by a mat) and the wood stairs (uncovered and without a railing) were grease-covered, likely due to grease tracked over them and/or spilt on them. This creates hazards for any people attempting to utilize this path.

In the same way, the large rear deck was contaminated with grease residue on the walking surface adjacent to the French doors from the bar area that became notably slippery when wet.



Photograph 16: Slip Hazard on Large Rear Deck

BUILDING ACCESSIBILITY

There is a ramp located along the west side providing access to the front entrance foyer. There is no railing. There is a single step up from the parking lot to the front entrance, but the step is not delineated with a different color to identify the change in elevation. Inside, there is a switch back ramp providing access to the maître d' station. See Pictures #47 and 48. There is an accessible exit to the rear deck from the bar area.

There is no handicap access to the second-floor offices. In addition, the stairs and handrails from the bar area to the second floor do not satisfy the current building code. Satisfying the code will be particularly difficult due to the difference in elevation between floors, insufficient headroom, and lack of width. The stairs leading to the basement have all of the same defects. The front stairs leading from the dining area to the second floor generally appear to satisfy the current code, but further analysis would be required to confirm this opinion.

EFI also reviewed the first-floor bathrooms for general code compliance. The following was noted:

- Men's Room: It is not handicap accessible or compliant.
- Women's Room: It appears to be code compliant, but EFI did not review all aspects to verify full compliance.
- Second floor bath: They are not handicap accessible or compliant.



Photograph 17: Exterior Ramp & Stair at Restaurant Entrance

In 2019 a comprehensive accessibility study was performed and that report provided to EFI. It is further attached to this report and should be reviewed and its findings considered.

INSECT ACTIVITY

Above the rear deck a notable amount of insect activity was identified (bees), where the insects were continually entering and exiting through the exterior siding into the side of the building in the area of the stairway to the second floor.

10-YEAR COST OF USE ASSESSMENT/ESTIMATION

Please refer to the cost-tables in the Appendix, which include an Immediate Repair and a 10-Year Replacement Reserve Cost Estimate. Reserve costs have been calculated on a square-foot/year basis with an uninflated rate based off RSMeans, and an inflated rate via a 3% escalation factor.

The estimated costs in the attachment should be used for planning purposes to understand the overall scope of necessary work to the subject building. The dollar-figures are estimated and will change as the scopes develop. The cost-estimates include only the items listed below in the "Findings Summary" as "Immediate/Emergent Conditions," which is not an all-inclusive list and does not include longer-term projections on other areas of the project.

ENVIRONMENTAL: PRE-RENOVATION/DEMOLITION HAZARDOUS MATERIALS SURVEY

The scope of work included a limited survey for asbestos-containing materials (ACM), sampling of representative paint coated surfaces to determine total lead content, a visual assessment for regulated/potentially hazardous building materials, and a visual inspection for moisture impacts and sampling of suspected fungal growth that may require special handling and disposal prior to the start of planned renovation/demolition.

Please refer to the environmental report attached to this report for additional information.

ENVIRONMENTAL: ASBESTOS SURVEY

The limited asbestos survey included readily accessible suspect materials from interior and exterior areas of the site building. Since the building is currently used periodically by town organizations, EFIs limited survey did not include destructive investigative methods to access concealed areas or roofing materials for inspection and sampling purposes and is not intended to fulfil EPA or Massachusetts Department of Environmental Protection (MassDEP) survey requirements for renovation/demolition purposes.

Asbestos containing materials (ACM) and non-ACMs were identified at the building. Refer to Appendices for the findings of the ACM survey contained within the Limited Asbestos & Hazardous Building Materials Survey Report. It is noted that the ACM survey was limited, and the extent of any future renovations/demolition are not known, additional inspections will be warranted to address the specific scope of renovations/demolition.

ENVIRONMENTAL: LEAD PAINT CHIP SAMPLING

The lead paint chip sampling included a visual inspection, collection, and analysis of paint chip samples from representative painted/coated substrates from interior and exterior surfaces to determine total lead content. Lead was detected in 12 out of 12 samples with the highest concentration of lead in exterior paint coated surfaces and interior wood window components. Refer to Appendices for the findings of the lead paint chip sampling contained within the Limited Asbestos & Hazardous Building Materials Survey Report.

ENVIRONMENTAL: OTHER HAZARDOUS MATERIALS/UNIVERSAL WASTE ASSESSMENT

The other hazardous materials/universal waste assessment included a visual inspection and inventory of potentially hazardous/regulated items including stored chemicals, mechanical equipment or other items located within the building that may require special handling and disposal prior to building renovation/demolition.

Various other hazardous materials/universal waste were observed at the building. Refer to Appendices for the findings of the other hazardous materials/universal waste contained within the Limited Asbestos & Hazardous Building Materials Survey Report.

ENVIRONMENTAL: ASBESTOS ABATEMENT SPECIFICATION

If future renovations/demolition activities are planned, EFI can assist with the development of a technical specification section for asbestos abatement specification that will define the scope of asbestos abatement necessary based on the actual scope of renovations/demolition.

FINDINGS SUMMARY

EFI's preliminary site examination and review indicates that there are numerous structural defects and deficiencies. While none of them are in danger of imminent failure and do not pose a risk to public safety at this time, it is EFI's understanding that substantial renovations for the building are anticipated. Additionally, there are numerous other defects and deficiencies that should be addressed regardless of additional renovations or alterations.

If substantial renovations are anticipated, it is likely that it will become classified as at least an "Alteration - Level 2" as defined in the International Existing Building Code, Section 603, and possibly Level 3. If the repairs and/or modifications are classified as Level 2 or Level 3, a complete structural analysis of the entire building will be required to comply with Section 806. It is EFI's opinion that this analysis will identify numerous existing areas within the building that will require repair or replacement in order to be compliant. This includes the roof framing of the original house as well as all of the crawl spaces and any areas using mortise and tenon framing. Based on similar analyses performed by EFI, these areas will require extensive repairs involving the removal of the flooring and floor sheathing in order to properly reinforce any deficient existing framing. Once removed, the foundations will also need to be examined and any deficiencies corrected. EFI anticipates that this will be necessary throughout the framing of the original house at a minimum.

With a building of this age and a building that underwent a complete, and non-code-compliant change in use, significant, laborious, and expensive renovations and alterations are required. The items below identify a high-level scope of work; it is not an all-inclusive list. Additionally, the environmental concerns identified above will need to be addressed as the work unfolds. The work items below do not include the environmental aspects, as the ultimate scope of work and plans for this building are not known.

In summary of the findings outlined in this report, the following conditions should be considered to be addressed:

IMMEDIATE/EMERGENT CONDITIONS IDENTIFIED

1. The egress from the basement is not adequate and must be addressed in order to allow the basement to continue to be occupied. This will include major structural modifications to the stairs, bar area, basement, and surrounding areas as well as the concrete bulkhead and parking lot. This item is critical and will include substantial costs and work.
2. The egress from the second story is not adequate and must be addressed in order to allow the second story to continue to be occupied. This will include major structural modifications to the stairs, bar area, second floor, and surrounding areas. This will also include substantial modifications to the rear stairs from the second story. This item is critical and will include substantial costs and work.
3. The presence of balloon framing throughout the original residence should have been addressed when the residence was reclassified for commercial use. While it appears that some modifications have been made to the balloon framing, any/all remaining open balloon-wall systems should be fire-blocked. Balloon framing allows fire, smoke, and heat to spread through a building significantly more quickly than modern framing and has been a known contributor to numerous large fires and fatalities (including firefighter fatalities). All of the balloon-framed walls (exterior walls, most likely) of the building that have not been upgraded/altered at each floor level (as well as the top and bottom of the walls) should be opened to allow fire stops/blocking be added into the walls at each floor level. This is a major undertaking and is necessary.

4. A fire sprinkler system will likely be required in the subject building based on the future use of the building to bring the building into compliance with the codes (since these efforts were not performed when the building use was changed originally).
5. EFI could not find any service tags for the boiler and recommends it is cleaned and serviced prior to every heating season.
6. Relocate combustible material near the boiler so it is at least three feet from the boiler.
7. Provide access to the crawlspace under the kitchen.
8. The piping in the crawlspace shows heavy corrosion and should be replaced as soon as possible.
9. The loose siding on the exterior walls should be repaired immediately to prevent water infiltration.
10. EFI recommends that a licensed electrician evaluate the current electrical system, including all circuit breakers, wiring, and appurtenances, to determine if it complies within the National Electric Code (NEC).
11. EFI recommends that the electrical service to the second floor be restored as per NEC requirements.
12. EFI recommends that the kitchen electrical components be replaced within waterproof systems, and all surfaces be professionally sanitized.
13. Install carbon monoxide detectors throughout the building. These detectors may not be required, but are certainly recommended based on the other issues identified in the building and the ongoing occupancy of the building.
14. All of the stored goods that were blocking the utility room/area, including the electrical overcurrent protection systems, should be removed and the area kept clear to address health and safety concerns.
15. Walking paths, including egress paths should be slip-resistant; soiled walking paths must be cleaned.
16. Fire extinguishers shall be properly located (or relocated) throughout the building.
17. The eyehooks that were screwed through the roof-covering and decking should be removed and the hole sealed. The string lighting that the hooks had been supporting should be removed or resecured with proper methods.
18. All roofs should have gutters and downspouts, with the downspouts collecting and discharging the runoff away from the building foundations.
19. The existing roof over the previous-single-family home was designed as a residential roof. Under the current codes for its current use, the roof requires reinforcement to the structure. It is likely that the AHJ will require the entire roof framing be required to be brought up to the current code.
20. The second-floor windows all require replacement.
21. The main restaurant entrance is not properly accessible, including the lack of handrails and floor/stair markings for changes in elevation.
22. The basement cooler that has structural damage should be deconstructed, the plaster removed, and then rebuilt properly.
23. The exhaust ventilation system for the commercial kitchen is due (or overdue) for cleaning.
24. The entire kitchen, including the appliances, cooking areas, food prep areas, and storage areas should undergo a deep cleaning.

MEDIUM-TERM CONDITIONS FOR CONSIDERATION

1. Revise the boiler room controls so that the intake fan operates when the boiler operates.
2. Clean the AC unit that serves the kitchen, lobby, and front room.

3. Install bathroom exhaust for the second-floor bathroom.
4. Replace the anode for the pro-shop water heater.
5. The entire electrical system should be evaluated by licensed electricians, including past alterations and repairs and existing hazards.
6. There are numerous accessibility concerns identified in the building that should be addressed.
7. Exterior insect activity should be addressed prior to the upcoming spring/summer season.
8. The basement framing included water damage and minor rot in some of the crawl spaces should be repaired, and the cause of the moisture rectified.
9. The first-floor glued laminate vinyl flooring should be repaired or replaced where it was peeling up.
10. Structural defects are noted in this report in the second-floor mechanical closet where prior alterations to the structural members have resulted in the remaining members being improperly supported/connected.
11. The asphalt shingles in the valleys of the roof that are interwoven should be replaced with proper roof covering methods to prevent damage during future repairs.
12. The low-slope roof area that includes the EPDM membrane should be extended up to at least 12 inches.
13. The various facets of the roof include improper flashing, which will allow premature roof failure and leakage.

LONG-TERM CONDITIONS FOR CONSIDERATION

1. Consider installing a hot water recirculation system for the pro-shop locker rooms.
2. Consider replacement of all electrical and mechanical building systems and components periodically due to age.
3. The windows that do not require replacement immediately are likely to require replacement within an approximate 10-year period.

ONGOING INSPECTIONS, TESTING, MAINTENANCE, SERVICE, & CLEANING

In addition to the findings of this initial assessment, it is critical that the entire building and all of its systems be continually inspected, serviced, cleaned, and maintained per the applicable codes and manufacturer's manuals. This ongoing work should include:

- Fire detection and alarm system
- Automatic suppression system in the exhaust hood
- Cleaning of the commercial kitchen exhaust system and appliances
- The commercial kitchen requires improved inspections and cleaning (both in quality and frequency)
- All mechanical equipment (plumbing and HVAC, included)
- Egress pathway lighting, emergency lighting, and EXIT signage
- Portable/handheld fire extinguishers
- Manage asbestos containing materials, lead containing paint, other hazardous materials/universal waste, and mold impacted materials in accordance with applicable regulations and standards.
- Roof, flashing, and window inspections.

ADDITIONAL WORK AND INFORMATION REQUESTED

If the City of Westborough desires for additional work to be performed on this or any other buildings, please contact our offices anytime. It should be noted that the findings of this report outline the cursory assessment of the building and should not be interpreted as complete.

APPENDICES

Please note the following appendices attached to this report for your review.

- Appendix A – Provided Scope of Work Proposal
- Appendix B – Structural Assessment Photographs
- Appendix C – Environmental Assessment Report
- Appendix D – 2019 Accessibility Survey Report
- Appendix E – Cost Tables

LIMITATIONS

The information presented in this report addresses the provided assignment and performed scope of work related to the evaluation of this loss. The opinions presented in this report have been made to a reasonable degree of scientific and engineering certainty based upon the information available at the time this report was authored.

Should additional information which relates to this evaluation become known, EFI reserves the right to alter the opinions contained in this report as necessary. In some cases, additional studies may be warranted to fully evaluate conditions noted. As noted throughout this assignment and report, this assessment is intended to be cursory in nature. The findings should not be interpreted as all-inclusive; similarly, items not addressed in this report should not be assumed to be safe or compliant. The overall purpose of the report is to provide a relatively high-level view of the building and its systems and to identify some matters that were identified.

This report is furnished as privileged and confidential to the addressee. Release to any other company, concern, or individual is solely the responsibility of the addressee. Any reuse of this report or the findings, conclusions, or recommendations presented herein without the express written consent of EFI is prohibited.

CLOSING

EFI appreciates this opportunity to provide consulting services related to this matter. Please contact us should any questions arise concerning this report, or if we may be of further assistance.



Jay Kramarczyk, MS, PE
Vice President & Sr. Principal Engineer



JOHN GILEWICZ, PE
Structural Engineering Principal



Michael McCarter
Environmental Senior Project Manager



Bo Petersson, PE
Senior Mechanical Engineer



Stephen Varitikias, PE
National Assessment Services, Client Manager

Subject Building: Westborough Country Club
EFI File #: 014.04649

APPENDIX A

EFI GLOBAL ASSESSMENT PROPOSAL



165 Ledge St, Suite 7
Nashua, New Hampshire 03060

August 18, 2022

Mr. Jim Stewart
Facilities & Fleet Manager
Department of Public Work
Town of Westborough
131 Oak Street
Westborough, Massachusetts 01581

**RE: Proposal to provide Building Condition Assessment Report
Westborough Country Club, 121 Main Street, Westborough, Massachusetts
OSD Engineering Contract PRF69**

Dear Mr. Stewart:

EFI Global, Inc. (EFI) is pleased to submit this proposal to the Town of Westborough to perform visual evaluations of the building and select systems at the Westborough Country Club located at 121 Main Street, Westborough, Massachusetts. From information provided, EFI understands that the Town of Westborough acquired this single-family residence, utilizing a portion of the building for golf course business and leased the remaining portion to a restaurant-tenant. The Town is now considering options for the future use of the building.

EFI's proposal includes our scope of work and proposed fees.

INTRODUCTION

EFI Global Inc. (EFI) is a full-service engineering and environmental consulting firm established in 1971 with Massachusetts offices in Wilmington and Fall River. EFI has earned a proven reputation for responsive, cost-competitive service and quality work anywhere in the Commonwealth. EFI serves a diverse client base including federal, state & municipal agencies, insurance companies, health care facilities, colleges/universities, real estate developers/managers, architects/engineers/contractors, industrial plants, utilities and more.

Experience Serving State & Municipal Government – PRF69 & PRF77

For more than a decade, EFI has served the Commonwealth of Massachusetts under task order contracts administered through the Operational Services Division (OSD). These contracts include **PRF69 for engineering consulting services and PRF77 for environmental consulting services.**

Under these contract vehicles, EFI is pre-qualified to provide full-service engineering and environmental consulting to public agencies, including State agencies, municipalities, authorities, regional school districts, county offices and other political subdivisions.

EFI has extensive experience serving municipalities throughout the Commonwealth, including Waltham, Lowell, Harvard, Chelmsford, Salem, Swampscott & Watertown, to name a few. As a result, EFI understands the protocols and requirements for completing work in public buildings discreetly and efficiently without disruption to operational needs. Our team regularly responds to emergencies at off hours to address facility concerns.

SCOPE OF SERVICES

EFI's technical team will include MA-registered Professional Engineers in the disciplines of Mechanical, Electrical, Structural and Fire Protection and MA-DLS licensed asbestos inspectors to perform the following assessments. EFI's scope of work is provided below.

Structural Engineering Assessment

- EFI's Senior-level Structural Engineers will visually examine the structure of the building to attempt to identify readily visible defects or signs of impending failure or recommended alterations/upgrades. EFI will evaluate and report on the following:
 - Site drainage and grading;
 - Foundations, including exterior and interior visual examinations as well as exposed interior foundations within the basement.
 - Floor framing, including joists, beams, columns, posts, and sheathing;
 - Attic framing if present, including a review of ventilation means and methods;
 - Roof framing, sheathing, and covering. EFI anticipates deployment of a drone to access the subject roof covering;
 - Evaluation of roof drainage system;
 - Evaluation of building envelope to identify both condition and anticipated remaining anticipated lifespan of windows, roof covering, flashing, and exterior doors.

Mechanical Engineering Assessment

- EFI's Senior-level Mechanical Engineers will visually (externally) examine the mechanical systems of the building to identify readily visible defects or signs of impending failure or recommended alterations/upgrades. The mechanical systems which EFI intends to evaluate include the heating, ventilation, and air conditioning systems (HVAC), the plumbing systems, commercial refrigeration appliances, if any, as well as any building system floor or roof drains.

Electrical Engineering Assessment

- EFI's Senior-level Electrical Engineers will visually examine the electrical systems of the building to identify readily visible defects or signs of impending failure or recommended alterations/upgrades. The electrical systems which EFI intends to evaluate include the over-current protection (breakers/fuses), lightning protection, surge protection, building electrical distribution systems, and any other building electrical systems that are visible and accessible.

Fire Protection Engineering Assessment

- EFI's Senior-level Fire Protection Engineers will visually examine the fire protection systems of the building to identify readily visible defects or signs of impending failure or recommended alterations/upgrades. The fire protection systems which EFI intends to evaluate include the fire alarm system, any fire suppression systems in the building, a visual examination of fire rated assemblies or fire-rated door closers, and egress. This analysis will include an evaluation of the current/proper egress from the various portions of the building, including the basement and upstairs offices.

General Building Assessment

- EFI's Expert Consulting Team will visually examine the building as a whole to identify readily visible defects or signs of impending failure or recommended alterations/upgrades. Additional general building components/systems that may be included in this assessment are the available parking and condition of the parking, exterior grade slope, building accessibility.

10-Year Cost of Use Assessment/Estimation

- Based on the analysis of the building, systems, and components outlined herein, EFI will perform an estimation/analysis of the expected upcoming/foreseeable costs and potential capital expenses over the next 10-year period. This will include the following:
 - Site Components (pavement, sidewalks, retaining walls, fencing, light fixtures, utilities, grading/drainage, and signage)
 - Architectural Components (foundations, framing, building cladding, roofing, appurtenances, and door/window systems)
 - Mechanical Components (plumbing, HVAC, electrical, fire & life safety, and vertical transportation)
 - Interior Components (amenities, finishes, and restrooms)

Environmental: Pre-Renovation/Demolition Hazardous Materials Survey

EFI's Environmental Services Division will complete a comprehensive pre-renovation/demolition survey to determine the extent of hazardous materials that will require removal prior to commencement of construction related activities. A detailed description of the services is presented below.

Environmental: Asbestos Survey

An asbestos survey can be performed by Massachusetts Department of Labor Standards (MA DLS) licensed asbestos inspectors and will include the following activities:

- A review of any previous asbestos/hazardous materials survey reports for the Site building, as well as project drawings, former AHERA reports and as-built drawings, if available.
- An inspection of accessible interior and exterior areas of the building to record the type, quantity, and condition of suspect ACM present. If the building is occupied, EFI's inspectors will not conduct any destructive sampling, but will attempt to locate hidden materials in discreet locations; however, prior to building renovation or demolition, destructive sampling methods will be needed to inspect concealed locations. EFI will collect up to 150 bulk samples of suspect ACM for asbestos analysis by a Massachusetts licensed laboratory using polarized light microscopy (PLM) with a standard 3-day turnaround. EFI may employ the positive "first stop methodology" for asbestos analysis to reduce analytical costs. If the first sample of a homogeneous sample set is determined to contain greater than or equal to one percent asbestos, the entire sample set will be considered homogeneous, and the remaining samples will not be analyzed by the laboratory.
- If roofing materials are to be impacted, EFI recommends retaining the services of a professional roofing contractor to provide safe access to the roof and professional repair

sample voids. EFI cannot guarantee the integrity of the roof after sampling. EFI will retain the roofer for an additional fee, if requested.

- Should the planned renovation/demolition require impact to the building foundation, an inspection of the foundation can be performed using hand tools in representative, accessible locations around building to an approximate depth of 1' below grade. The use of heavy equipment to access the foundation is not included in our scope of work.
- A survey report will be prepared with a summary of laboratory results, estimated quantities, locations and condition of identified ACMs, including recommendations for removal prior to building renovation/demolition.

Environmental: Lead Paint Chip Sampling

Based upon the age of the Site building, EFI anticipates that paint containing lead may be present on interior or exterior surfaces. Specifically, the US EPA RCRA regulations and the OSHA Lead in Construction Standard 29 CFR 1926.62 require the proper handling and disposal of lead containing materials based upon the potential exposure to workers and the environment.

EFI will collect paint chip samples from representative painted or coated surfaces such as metal, wood, brick, concrete and plaster on the interior and exterior surfaces for total lead analysis using atomic absorption spectrometry (AAS). EFI proposes to collect up to 12 paint chip samples for analysis with a standard 3-day turnaround time.

The purpose of determining the presence of lead in paint is to be able to provide this information to bidding contractors performing the renovation/demolition work and allow them to meet their OSHA and US EPA obligations in protecting the environment and their workers from exposure to lead during construction and demolition phases. Additionally, knowledge of the presence of lead in the paint will determine the proper construction and demolition procedures to comply with dust control, waste disposal and environmental protection requirements of Massachusetts and federal US EPA regulations.

EFI's lead testing findings will be presented in our Final Report, indicating the locations of identified lead painted or coated materials and recommendations for safe handling and disposal during construction/demolition work.

Environmental: Other Hazardous Materials/Universal Waste ("OHM") Assessment

As part of our building survey, EFI will visually inventory building-related hazardous materials requiring special handling, recycling or disposal prior to building renovation/demolition. This assessment will include accessible items such as Universal Waste (light bulbs, ballasts), and Other Hazardous Materials (OHM) such as mercury-containing thermostats/switches, PCB-containing switches, breakers, and other observed building materials and stored items. EFI will also visually observe for suspect PCB-containing caulks/sealants, but no samples will be collected during the survey. EFI's Final Report will contain an inventory and approximate quantities of the observed materials. EFI's evaluation excludes waste characterization sampling of OHMs.

EFI will perform a visual inspection for moisture impacts and suspect fungal (mold) growth from accessible building locations. If suspect mold growth is observed, EFI will obtain tape lift samples (up to 10 have been included in the proposed fee) for analysis by a fully accredited laboratory.

No bioaerosol air sampling will be conducted at this time. The findings of our visual inspection and possible tape lift sampling will be summarized in our final report.

Environmental: Abatement Specification/Additional Hazardous Materials Services

If warranted, an EFI Massachusetts DLS-licensed Asbestos Designer will prepare a technical specification for asbestos removal that will include the type, location, and estimated quantity of ACM designated for abatement. Technical specifications will be prepared in accordance with applicable state and federal regulations governing asbestos abatement. Costs for the development of an abatement specification will be provided in a supplemental proposal once the survey is complete.

EFI also has the staff and resources available to prepare an opinion of abatement cost estimate, based on the results of our survey and to provide on-site abatement monitoring services. Costs for these additional services will also be provided in a supplemental proposal once the survey has been completed and site conditions are known.

REPORTING

In the event EFI identifies immediate, emergent, time-critical, or otherwise imminent threats, hazards, or defects, EFI will notify the Town of Westborough (and potentially other necessary agencies) immediately.

The findings based on the above assessments, examinations, evaluations, and testing will be documented in EFI's file and provided to the Town of Westborough in a single report document. The report will outline the procedures, areas/components/features of the building that were evaluated, and, when appropriate, recommendations of how to proceed or whether additional assessment or evaluation may be necessary.

ESTIMATED TIMING FOR PROJECT

The Scope of Services described above is proposed to be conducted over an approximately 2-week period. EFI will attempt to reduce the number of on-site days required for assessments to minimize the impact on Town operations. Additionally, EFI will attempt to minimize the number of return trips to the site. If this scope of work is accepted by the end of August 2022, EFI will begin work immediately and proposes the following estimated schedule based on mutually agreeable dates:

- Week 1: Planning, logistics, and preparation
- Weeks 2-3: Site work, as outlined above
- Week 4: Site follow up, research, testing analysis, plan reviews, code analysis, etc.
- Weeks 5-6: Report work by EFI
- Week 7: Complete project and provide final reporting to Town of Westborough

LIMITATIONS

The scope of this work is strictly based on visual observations only, aside from environmental testing, as specified. Trade consultants should be utilized to further examine or test individual building systems; destructive work would be required to make currently-concealed building components/features accessible and/or visible. The purpose of this work is to provide the Town of Westborough with a general assessment of the conditions of the building, not to be an all-inclusive assessment of every component within the building.

PROPOSED FEES FOR SERVICES

The Scope of Services described is being offered on an all-inclusive basis for a lump-sum fee. If necessary, we can break the costs down by discipline or charge on an hourly/time-and-materials basis, although the lump sum seems to be more inclusive of the project at hand.

Lump Sum for Full Assessment and Reporting:

\$22,000

AUTHORIZATION

EFI is a pre-approved consultant under the Commonwealth of Massachusetts Operational Services Division contract (OSD PRF69) dated December 17, 2017. EFI will complete the scope of work in accordance with the Commonwealth of Massachusetts terms and conditions governing this project. To authorize EFI to proceed, please issue a notice to proceed or purchase order via email.

We thank you for this project opportunity and look forward to assisting with this assignment. If you have questions or require additional information, please contact either of the undersigned.

Sincerely,
EFI Global, Inc.



Jay Kramarczyk, MS, PE
Vice President & Sr. Principal Engineer
Jay.Kramarczyk@EFIGlobal.com

Reviewed by:



Keith Pokorny
Vice President
Keith.Pokorny@EFIGlobal.com

ACCEPTED in accordance with the terms of this proposal:

(Signature)

(Print Name)

(Date)

Subject Building: Westborough Country Club
EFI File #: 014.04649

APPENDIX B

STRUCTURAL ASSESSMENT PHOTOGRAPHS

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 1: Front (west) face of building. Main entrance to restaurant at canopy, HC ramp on right.



Photo No. 2: Front (west) face of Pro Shop located north of restaurant.

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 3: Partial view of left (north) side of building.



Photo No. 4: Partial view of north side of building, looking southeast.

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 5: Rear (east) side of building. Open-air deck seen on right.



Photo No. 6: Partial view of rear side of building. Pro shop on far right

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 7: Partial view of right (south) side of building.



Photo No. 8: Additional partial view of south side of building at southwest corner.

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 9: East side of open-air deck.



Photo No. 10: Location of EPDM roof membrane and damaged siding, above east portion of bar at intersection to Pro Shop.

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 11: Peeling paint and water damage top second floor window.



Photo No. 12: Basement ceiling was covered with drywall and mechanical/electrical ducts and conduits.

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 13: Water damage to baseboards in basement.



Photo No. 14: Partially removed wall in basement due to reported flooding loss.

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 15: View inside one of the crawl spaces. Partial stone foundation wall on right.



Photo No. 16: View of typical stone foundation wall.

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 17: Intersection of exterior stone foundation wall (right) and interior brick bearing wall (left). Crawl space beyond.



Photo No. 18: Typical access hatch to crawl space.

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 19: Newer wood framing below west side addition adjacent top bulkhead doors.



Photo No. 20: Interior bearing wall beneath west side addition.

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 21: Typical mortise and tenon framing condition. Minor rot observed.



Photo No. 22: First floor interior condition at front entrance. HC ramp leads up to steps, turns 180°, and extends to interior door entrance.

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 23: View of bar.

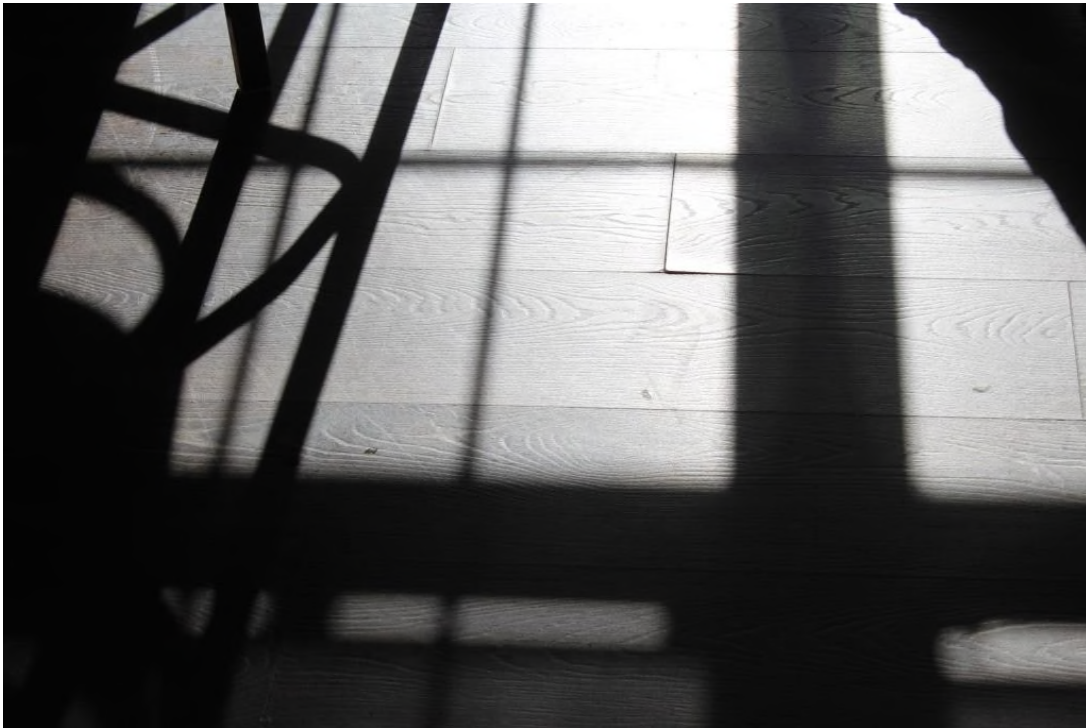


Photo No. 24: Vinyl flooring peeling up. Typical throughout.

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 25: View of interior of restaurant along south side, looking east.



Photo No. 26: View of interior stairs leading to second floor.

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 27: View of interior stairs leading to second floor.



Photo No. 28: Typical second floor window. Note water stains on sill.

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 29: View of interior of typical second floor office.



Photo No. 30: Water stains on drop ceiling panel of second floor.

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 31: Kitchen storage area on second floor of infill addition between restaurant and Pro Shop.



Photo No. 32: Deteriorated windows on second floor kitchen storage area of infill seen above.

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 33: Water damage and improper and inadequate roof framing exposed inside second floor mechanical room adjacent to infill addition



Photo No. 34: Typical attic framing.

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 35: Framing condition at chimney. Note water damage.



Photo No. 36: Water staining and damage to rafters and plank along the side of the chimney.

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 37: Enlarged detail of damage to roof plank covered with OSB.



Photo No. 38: Gable end walls of attic. Vents on each side of window.

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 39: Continuous ridge vent was noted.



Photo No. 40: Roof rafter support condition at eaves. Note infill brick between rafters.

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 41: Attic floor framing exposed. Extended perpendicular to roof framing.



Photo No. 42: Interior condition of Pro Shop.

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 43: Vaulted ceiling of Pro Shop.



Photo No. 44: Stairs leading down from Pro Shop to Basement.

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 45: Pro Shop roof consisted of pre-engineered wood trusses covered with plywood.



Photo No. 46: Continuous ridge vent above Po Shop.

Insured: Westborough Country Club
Claim #: N/A
EFI Global File #: 014.04649
November 21, 2022



Photo No. 47: Unmarked front step at entrance to restaurant. HC ramp to right.



Photo No. 48: HC ramp to restaurant entrance.

Subject Building: Westborough Country Club
EFI File #: 014.04649

APPENDIX C

ENVIRONMENTAL ASSESSMENT REPORT

November 11, 2022

Mr. Jim Stuart
Facilities and Fleet Manager
Department of Public Works
Town Of Westborough
131 Oak Street
Westborough, Massachusetts 01581

**RE: Limited Asbestos & Hazardous Building Materials Survey Report
Westborough Country Club
121 West Main Street
Westborough, Massachusetts 01581
EFI Project No. 014.04649**

Dear Mr. Stuart:

EFI Global Inc. (EFI) is pleased to provide this Limited Asbestos and Hazardous Building Materials Survey Report to the Town of Westborough, Massachusetts (Westborough) for the Westborough Country Club located at 121 West Main Street, Westborough, Massachusetts (Site). EFI performed the survey on October 24th, 2022. The scope of work included an inspection of the building for asbestos-containing materials, sampling of representative paint coated surfaces for lead, a visual assessment for universal waste and other hazardous/regulated building materials, and a visual inspection for moisture impacts and sampling of suspected fungal growth.

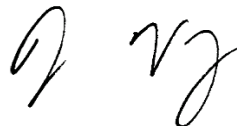
EFI is pleased to provide environmental consulting services to Westborough. If you have any questions regarding the contents of this report, or are in need of additional information, please do not hesitate to contact either of the undersigned at 800-659-1202. Thank you for this opportunity to serve your environmental needs.

Sincerely,

EFI Global, Inc.



Michael McCarter
Senior Project Manager



John Vaz
Senior Project Manager

LIMITED ASBESTOS & HAZARDOUS BUILDING MATERIALS SURVEY REPORT

**Westborough Country Club
121 West Main Street
Westborough, Massachusetts 01581**

Prepared for:

Town of Westborough
Attn: Jim Stuart
Facilities Manager
Department of Public Work
Town of Westborough
131 Oak Street
Westborough, Massachusetts 01581

Prepared by:



155 West Street, Suite 6
Wilmington, Massachusetts 01887

EFI Project Number 014.04649

November 11, 2022

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TABLES

TABLE 1 – ASBESTOS-CONTAINING MATERIALS SUMMARY

TABLE 2 – LEAD PAINT CHIP SUMMARY

TABLE 3 – UNIVERSAL WASTE & HAZARDOUS MATERIALS INVENTORY

ATTACHMENTS

ATTACHMENT A – PHOTOGRAPHS

ATTACHMENT B - ASBESTOS BULK SAMPLES LABORATORY REPORTS

ATTACHMENT C - LEAD PAINT CHIP SAMPLES LABORATORY REPORTS

ATTACHMENT D – FUNGAL LABORATORY REPORT

ATTACHMENT E – SAMPLE LOCATION PLAN

EXECUTIVE SUMMARY

EFI Global, Inc. (EFI) performed a limited asbestos and hazardous building materials survey of the Westborough Country Club located at 121 West Main Street, Westborough, Massachusetts (Site). The scope of work included a survey for asbestos-containing materials (ACM), sampling of representative paint coated surfaces to determine total lead content, a visual assessment for regulated/potentially hazardous building materials, and a visual inspection for moisture impacts and sampling of suspected fungal growth that may require special handling and disposal prior to the start of planned renovation/demolition. The limited survey was performed on October 24th, 2022 by USEPA-accredited and Massachusetts Department of Labor Standards (MassDLS) licensed Asbestos Inspector Mr. Michael McCarter (License AI-001825).

The limited asbestos survey included readily accessible suspect materials from interior and exterior areas of the site building (Project Area). Sampling of roofing materials was not included. Since the Site is currently used as a restaurant and golf pro-shop, EFIs limited survey did not include destructive investigative methods to access concealed areas for inspection and sampling purposes and is not intended to fulfil EPA or Massachusetts Department of Environmental Protection (MassDEP) survey requirements for renovation/demolition purposes. Where pre-existing damage was observed, EFI inspected the space behind walls, above ceilings or multiple layers of flooring. Mechanical and electrical components were not disassembled to access interior components. Below grade foundations were not included in our scope of work.

Based on the findings of the limited asbestos survey, the following materials were confirmed or assumed ACM in the Westborough Country Club.

- Original Building - Cork pipe wrap insulation
- Original Building - 9" x 9" Tan floor tile
- Original Building - Asbestos cement board
- Original Building - 4" Red ceramic floor grout and mortar (Assumed ACM)
- Original Building - 6" White ceramic floor grout and mortar (Assumed ACM)
- Original Building – 12" Tan ceramic floor grout and mortar (Assumed ACM)
- Original Building - Wood window sash glazing compound (Assumed ACM)
- Original Building - Roofing materials (Assumed ACM)
- 1995 Addition – Ceramic wall and floor tile grout and mortar (Assumed ACM)
- 1995 Addition Roofing materials (Assumed ACM)

Asbestos was not detected in the other suspect materials sampled and analyzed by the laboratory. Prior to any future planned renovation/demolition activities, additional inspection including the use of destructive sampling methods will be required. The identified ACMs should be properly removed and disposed by a Massachusetts-licensed Asbestos Contractor prior to the start of any planned renovation/demolition activities.

Lead paint chip sampling results indicate lead is present on various painted surfaces at the site building. Based on sample results, lead was identified on interior and exterior components ranged from 0.134% to 19.870% lead by weight. The highest concentration of lead was detected on exterior wood trim and interior widow trim components. Contractors performing work on surfaces where lead is present must comply with the OSHA Lead Standard, 29 CFR 1926.62, Lead. This will require the use of work practices

and engineering controls to minimize airborne exposure to lead as well as proper characterization of wastes prior to disposal. A summary of the lead paint chip sampling is provided in Table 2.

A visual inventory for other potentially hazardous or regulated building materials was performed. Items including fluorescent lamps and associated ballasts, CFL lamps, mercury lamps, fire alarm pull stations, smoke alarms, emergency lights, fire extinguishers, emergency exit signs, air conditioning units, electrical panels, video display tubes/computers/printers, water heaters, commercial refrigerators/coolers, compressed gas cylinders, flow meters, painting/art supplies, and commercial and household cleaners were observed in accessible building areas. A general inventory is presented in Table 3.

A visual assessment for moisture impacts and suspected fungal growth was performed on the interior of the Site. Moisture impacted building materials were observed in the Basement. Suspect fungal growth was observed in the Basement. Water impacts were reported to include occasional plumbing leaks resulting in water-stained and suspected microbial growth on gypsum wallboard. Representative samples of suspected fungal growth observed in the Basement were collected. The analytical laboratory results for those samples indicates that large numbers of *Stachybotrys/Aspergillus/Penicillium* spores were confirmed to be present in the locations sampled. The analytical laboratory report for the source samples is included with this report in Attachment D.

INTRODUCTION

EFI Global (EFI) performed a limited asbestos and hazardous building materials survey of the Westborough Country Club located at 121 West Main Street, Westborough, Massachusetts (Site). The scope of work included a limited survey for asbestos-containing materials (ACM), testing for lead painted surfaces, a visual assessment for regulated/potentially hazardous building materials, and a visual inspection for moisture impacts and sampling of suspected fungal growth that may require special handling and disposal if future renovation/demolition activities will be performed. The limited survey was performed on October 24th, 2022.

The scope of work included readily accessible interior and exterior areas of the building (Project Area). Due to current occupancy and use restrictions, the use of destructive sampling methods to access the space behind hard walls and ceilings, behind exterior facades, beneath wood flooring, roofing materials, and other concealed locations was not performed. An inspection below grade on the foundation was not included in our scope of work. EFI's sampling was restricted to discreet areas within the building or in locations where preexisting damage was present. Bulk samples of observed and accessible suspect materials were collected and submitted for laboratory analysis.

The Westborough Country Club building is an approximately 11,500 square foot wood framed structure consisting of the Original Building area that was constructed early 1900's and an addition constructed in 1995. The Original Building is a two-story wood framed structure with a basement and is currently utilized as a restaurant. The 1995 Addition is a single-story structure with a slab on grade foundation and is currently utilized as a Golf Pro Shop, Club House, and Locker Rooms.

1.0 ASBESTOS CONTAINING MATERIALS SURVEY

1.1 Survey Methodology and Analytical Methods

The asbestos survey was performed in accordance with EPA, OSHA and MassDEP regulations by USEPA accredited and Massachusetts Department of Labor Standards (MassDLS) licensed Asbestos Inspectors Mr. Michael McCarter (License No AI-001825) of EFI. EFI's inspector performed a visual inspection of accessible building areas and collected bulk samples of observed suspect ACMs. A total of 58 bulk samples of suspect ACMs were collected on site (with 56 samples analyzed) and transported under chain of custody protocol to Asbestos Identification Laboratory (AIL) in Woburn, Massachusetts, a Massachusetts-licensed laboratory. AIL is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) for bulk asbestos fiber analysis, which is administered by the National Institute of Standards and Testing (NIST).

The findings of this report are based upon observations of observed suspect materials within readily accessible interior and exterior areas of the building and the analysis of representative bulk samples collected. Samples were analyzed with a standard 3-day turnaround time using polarized light microscopy with dispersion staining (PLM/DS) in accordance with United States Environmental Protection Agency (USEPA) Method 600/R-93/116. The PLM/DS analytical method is modeled after 40 CFR Part 763, Subpart F, Attachment A: "Interim Method for the Determination of Asbestos in Bulk Insulation Samples." By using the PLM/DS method, a trained microscopist is able to identify and distinguish between asbestos group minerals and other fibrous materials such as cellulose (paper), mineral (rock), wood, or glass fiber. The quantity of each of these substances is estimated on a visual basis and recorded as a percent. If a material contains greater than or equal to one percent asbestos, it is considered to be an asbestos-containing material under Massachusetts Department of Environmental Protection (MassDEP) asbestos regulations.

Photographs depicting observed suspect ACMs sampled by EFI are presented in Attachment A. The asbestos laboratory report is presented in Attachment B. An inventory of the types, estimated quantities, condition and location of ACMs identified during the survey is presented in Table 1. EFI conducted a thorough inspection of accessible areas within the building except where previously noted. Based on current occupancy, no destructive sampling methods/exploratory demolition was performed at the time of the survey.

Building materials exist in the form of thermal systems insulation (TSI), surfacing materials, and miscellaneous materials. Bulk samples representing individual homogenous areas of suspect ACM, (materials that are determined to be uniform in color and texture and installed in the same construction period) were collected in a randomly distributed manner, in accordance with the EPA sampling protocol outlined in 40 CFR 763:

Surfacing Materials

(*e.g., wall and ceiling plaster*) - In a randomly distributed manner, collect bulk samples of surfacing materials, representative of each homogeneous area, and not assumed to be ACM.

- Collect at least three bulk samples from each homogeneous area less than or equal to 1,000 ft².
- Collect at least five bulk samples from each homogeneous area greater than 1,000 ft², but less than or equal to 5,000 ft².
- Collect at least seven bulk samples from each homogeneous area greater than 5,000 ft².

Thermal Systems Insulation

(e.g., pipe fitting insulation, tank insulation, etc.) In a randomly distributed manner, collect at a minimum, three (3) bulk samples of thermal systems insulation material, representative of each homogeneous area, and not assumed to be ACM.

- Collect, at a minimum, one (1) bulk sample of patched thermal systems insulation, representative of each homogenous area, and not assumed to be ACM, providing the section of patch was less than 6 linear or square feet.
- Collect, at a minimum, three (3) representative bulk samples of each insulated mechanical system not assumed to be ACM, including, but not limited to cementitious material used on pipe fittings such as tees, elbows, or valves. Representative sampling was conducted in a manner sufficient as to identify whether each homogenous area is either asbestos or non-asbestos containing.
- Bulk samples are not required to be collected from any homogeneous area where the accredited asbestos inspector has determined that the thermal systems insulation is a non-suspect material (i.e., fiberglass, foam glass, rubber, or any other non-ACM).

Miscellaneous Materials

(e.g., floor and ceiling tiles, etc.) - Collect, at a minimum, two (2) representative bulk sample of each miscellaneous material assumed to be ACM, including, but not limited to ceiling tiles, floor tiles, associated floor tile mastic, etc. Representative sampling was conducted in a manner sufficient as to identify whether each homogenous area is either asbestos or non-asbestos containing.

1.2 Asbestos-Containing Materials Findings

The following suspect ACMs sampled by EFI in were reported as containing greater than or equal to one percent (1%) asbestos or were assumed to be ACM:

Original Building

- | | |
|--|---|
| • Cork pipe wrap insulation | • 9" x 9" Tan floor tile. |
| • Asbestos cement board | • 4" Red ceramic floor tile grout and mortar – Assumed ACM |
| • 6" White ceramic floor tile grout and mortar – Assumed ACM | • 12" Tan ceramic floor tile grout and mortar – Assumed ACM |
| • Wood window sash glazing compound – Assumed ACM | • Roofing materials – Assumed ACM. |

1995 Addition

- | | |
|--|------------------------------------|
| • Ceramic wall and floor tile grout and mortar – Assumed ACM | • Roofing materials – Assumed ACM. |
|--|------------------------------------|

The following suspect ACMs sampled by EFI in were reported as containing no detectable asbestos:

Original Building

- Texture ceiling finish coat
- Plaster finish coat
- Gypsum board
- Fiberglass wall panel adhesive
- Vinyl cove base adhesive
- Ceramic wall tile mortar
- 2' x 2' Ceiling tile
- Plaster base coat
- Horsehair plaster
- Joint compound
- Boiler/hot water heater chimney exhaust mortar
- Ceramic wall tile grout
- 9" x 9" Tan floor tile mastic

1995 Addition – Golf Pro Shop

- Texture ceiling finish coat
- Joint compound
- HVAC vibration connector
- Gypsum board
- Carpet adhesive

An inventory of the types, locations, condition, and estimated quantities of ACMs identified during the survey is presented in Table 1. The asbestos laboratory analytical reports are presented in Attachment B.

1.3 Asbestos Survey Limitations

EFI's scope of work included readily accessible interior and exterior building areas. At the request of the Client and current building occupancy, the use of destructive methods was prohibited. Areas behind exterior facades, roofing materials, beneath wood and laminate flooring, wall and ceiling cavities, and areas beneath or behind ceramic wall and floor finishes could not be accessed without destructive methods. An inspection below grade on the foundation was not included in our scope of work. Interior electrical and mechanical components were not disassembled to inspect for suspect ACMs. Due to the age of the buildings, it is possible that electrical wiring or other components may contain asbestos. All areas not accessed should be thoroughly inspected using destructive sampling methods prior to the start of renovation/demolition in accordance with MassDEP survey requirements.

Any hidden materials uncovered during future renovation/demolition activities, and not identified within this report, must be assumed to contain asbestos until laboratory analysis proves otherwise. Lastly, EFI's survey did not include an assessment for underground steam lines and underground water/sewer lines that may be present at the Site and contain asbestos.

1.4 Recommendations

1. Perform additional inspection of areas not accessible during the survey utilizing destructive sampling methods to fulfill MassDEP and EPA NESHAP asbestos survey requirements prior to renovation/demolition.
2. EFI recommends that all identified ACMs and associated asbestos-containing waste materials (ACWM) be properly removed, packaged, and disposed by a Massachusetts licensed Asbestos Contractor prior to disturbance by renovation/demolition activities. The abatement must be completed in accordance with requirements of various regulations including but not limited to

MassDLS asbestos regulations (454 CMR 28.00), MassDEP asbestos regulations (310 CMR 7.00 & 7.15); USEPA National Emissions Standard for Hazardous Air Pollutant (NESHAP) regulations (40 CFR Part 61) OSHA regulations (29 CFR 1926.1101) and applicable transportation regulations, local regulations and ordinances.

3. If suspect ACMs other than those addressed in this report are observed during renovation/demolition activities, EFI recommends that they be assumed ACM until sampled and analyzed by a MassDLS licensed asbestos inspector using a Massachusetts licensed asbestos analytical laboratory prior to disturbance. EFI is available to assist with abatement contractor oversight and air monitoring as required by applicable state and federal asbestos regulations.

2.0 LEAD TESTING

EFI performed a visual inspection and collected paint chip samples from representative painted/coated substrates from interior and exterior surfaces to determine total lead content. Lead analysis was conducted by SanAir Technologies Laboratory in Chesterfield, Virginia (SanAir), with a standard 3-day turnaround time. SanAir analyzed the samples using atomic absorption spectrometry (AAS) in accordance with US EPA method SW846/M3050B/7000B.

2.1 Summary of Findings

A total of twelve (12) paint chip samples were collected from various surfaces in the building. The lead content of the samples ranged from 0.134% to 19.870% lead by weight. The highest concentration of lead was detected on exterior wood trim and interior widow trim components. Refer to Table 2 for a list of surfaces and locations sampled. The lead paint laboratory analytical report is presented in Attachment C. All Contractors performing work that disturbs any concentration of lead must comply with the OSHA Lead in Construction Standard, 29 CFR 1926.62.

2.2 Regulatory Implications

Regulatory Implications

OSHA defines any detectable concentration of lead in paint as a potential lead exposure hazard to workers performing construction or demolition work that disturbs these surfaces, as even small concentrations of lead can result in elevated employee exposures. The level of exposure varies based upon the lead concentration, type of work performed, method of removal, and other workplace conditions. Since these conditions can vary greatly, the OSHA Lead Construction Standard (29 CFR 1926.62) requires exposure monitoring or the use of historical or objective monitoring data to ensure that employee exposures do not exceed the OSHA action level of 30 micrograms per cubic meter of air ($\mu\text{g}/\text{m}^3$) and the OSHA permissible exposure limit (PEL) of 50 $\mu\text{g}/\text{m}^3$.

OSHA requires that contractors monitor employee exposures if coated surfaces with paint containing lead are impacted during construction or demolition/demolition. Contractors and employers of staff who may disturb these materials are obligated to perform a negative exposure assessment in accordance with OSHA regulations to document that exposure to lead does not exceed the OSHA action level and the PEL.

OSHA states that the employer must treat employees as if they would be exposed above the PEL until the employer 1) performs an exposure assessment that documents that employees are not exposed above the PEL or 2) can supply prior data regarding the same type of work which may exempt them from the

standard. The OSHA Lead Construction Standard applies to many construction activities including the following:

- Manual demolition of structures, manual scraping, manual sanding, and use of heat gun where lead-containing coatings or paints are present.
- Abrasive blasting enclosure movement and removal.
- Power tool cleaning.
- Lead burning, using lead-containing mortar or spray painting with lead-containing paint, abrasive blasting, rivet busting, or welding, cutting, or burning on any structure where lead-containing coatings or paint are present.
- Cleanup activities where dry expendable abrasives are used.
- Any other task the employer believes may cause exposure in excess of the PEL.

The contractor must provide respiratory protection, protective work clothing and equipment, change areas, hand washing facilities, biological monitoring, and training until an exposure assessment has determined that the work activity will result in an exposure below the PEL. Additional requirements under the standard include a written compliance program, as well as, record keeping. The contractor must also characterize and dispose of all dust, debris, and blast media (if applicable) in accordance with US EPA and MassDEP regulations. This includes waste characterization of dust, debris and blast media generated during paint removal activities via the toxicity characteristic leaching procedure (TCLP).

Waste Disposal Implications

Waste disposal is governed by the EPA's Resource Conservation and Recovery Act (RCRA) regulations, which distinguish between solid wastes and hazardous wastes. Solid wastes include general construction debris and are subject to minimum handling, transportation, and landfill disposal requirements under RCRA regulations. Hazardous wastes, including certain lead-containing materials, are subject to restrictions designed to prevent the hazardous materials from entering the environment. Lead waste is classified as hazardous or non-hazardous based on the results of the TCLP testing. The leachability test measures whether or not lead leaches from the waste in excess of the regulated level of 5.0 mg/L. If the results of the TCLP analysis exceed this level, the waste must be handled, transported and disposed as a hazardous waste in an approved waste site, reclamation facility or incinerator site. EPA's regulations require the TCLP test be performed so that it represents the matrix and material of the waste stream.

2.3 Recommendations

It is recommended that construction and demolition personnel performing work at the building comply with the OSHA Lead in Construction Standard requirements during all construction/demolition activities at the Site.

3.0 PCB/MERCURY-CONTAINING LIGHT FIXTURES (UNIVERSAL WASTE)

The primary concern regarding the disposal of used light ballasts is the health risk associated with exposure to PCBs. Fluorescent light ballasts contain a small capacitor that may contain high concentrations of PCBs (greater than 90% pure PCBs or 900,000 ppm). These chemical compounds were widely used as insulators in electrical equipment such as capacitors, switches, and voltage regulators through the late 1970s. Fluorescent light ballasts manufactured prior to 1979 may contain small quantities of PCBs.

Recently manufactured fluorescent light ballasts are required to have “No PCBs” labels. Light ballasts that do not have “No PCBs” labels should be assumed to contain PCBs and treated as PCB-containing and handled/disposed of accordingly. In addition, if light ballasts do not have “No PCBs” labels, the manufacturer can be contacted to ascertain the presence of PCBs. Following the ban of PCB production, in 1979 manufacturers began using di (2-ethylhexyl) phthalate (DEHP) as a replacement to PCBs. DEHP is listed as a hazardous substance under the USEPA’s Superfund regulations. Generators discarding of light ballasts should take the same precautions with their DEHP ballasts as they do with their PCB ballasts to avoid any future liabilities. The primary concern regarding the disposal of fluorescent light tubes is the health risk associated with exposure to mercury. Fluorescent light bulbs contain a small quantity of mercury that can be harmful to the environment and to human health when improperly managed. Mercury is regulated under EPA’s Resource Conservation and Recovery Act (RCRA). To minimize the potential of mercury contamination, EFI recommends that fluorescent light bulbs be disposed/recycled in accordance with applicable regulations.

3.1 Summary of Findings and Recommendations

EFI performed a visual inspection to identify the presence of fluorescent light bulbs (lamps) and ballasts that should be removed or recycled prior to renovation/demolition. An inspection of approximately 10% of the light fixture ballasts indicated the presence of both unlabeled ballasts and ballasts that are marked as containing “No PCBs”. All unlabeled ballasts must be treated as PCB-containing. All ballasts must be removed and disposed in accordance with applicable federal and state regulations. In addition, EFI recommends recycling of the fluorescent lamps in accordance with applicable federal and state regulations. A general inventory of fluorescent lamps and ballasts is provided in Table 3.

4.0 OTHER HAZARDOUS MATERIALS

EFI performed a visual inspection and inventory of potentially hazardous/regulated items including stored chemicals, mechanical equipment or other items located within the site building that may require special handling and disposal prior to building renovation/demolition. Items including fluorescent lamps and associated ballasts, CFL lamps, mercury lamps, sodium lamps, fire alarm pull stations, smoke alarms, emergency lights, fire extinguishers, emergency exit signs, window mounted air conditioning units, electrical panels, video display tubes, hydraulic door arms/closers, water heaters, above ground storage tank, mercury thermostats, flow meters, painting/art supplies, and commercial and household cleaners were observed in accessible building areas.

4.1 Summary of Findings and Recommendations

An inventory of the observed building-related hazardous materials is presented in Table 3. It is recommended that the observed Other Hazardous Materials be properly removed, disposed, or sent to a recycling facility by a qualified contractor in accordance with applicable local, state and/or federal regulations.

5.0 VISUAL INSPECTION FOR MOISTURE IMPACTS AND SUSPECTED FUNGAL (MOLD) GROWTH

The limited visual inspection was conducted by EFI representative, Mr. Michael McCarter, on October 24th, 2022. The assessment included a visual inspection for evidence of moisture impacts and suspect fungal growth in accessible interior areas of the building. Two source samples of visible suspect fungal growth were collected from representative locations where visible and suspect fungal growth was

observed.

EFI observed visual moisture impacts in the following locations:

- Moisture impacted gypsum wallboard with visible suspected mold growth was observed in the Basement Storage Room under the 1st Floor Kitchen and in the Basement Hallway to Food Prep Area (north end areas of basement). The moisture impact was reported by the Owner's representative to have resulted from occasional pipe leaks associated with the 1st Floor Kitchen and that the leaks are repaired when they occur. Other potential sources of the water impacted gypsum wallboard may be a result of floor cleaning activities. The moisture impacts in the basement were observed on the walls in the Storage Room under the 1st Floor Kitchen and along the base of walls leading to the Food Prep Area.

Source samples of visible suspect fungal growth were collected using the tape-lift method. Tape-lift sampling involves pressing the sticky side of a piece of clear transparent tape onto the surface of a substrate such that a small amount of the suspect fungal growth present on the substrate adheres to the tape. The piece of tape is then adhered to a glass microscope slide and delivered to the analytical laboratory for analysis via direct microscopic examination for determination of fungal growth. All of the source samples were submitted to Asbestos Identification Laboratory (AIL) of Woburn, Massachusetts for analysis.

5.1 Summary of Findings and Recommendations

The analytical laboratory results for those samples indicates that large numbers of *Stachybotrys/Aspergillus/Penicillium* spores were confirmed to be present in the locations sampled. species were confirmed to be present on materials listed above. A copy of the laboratory report prepared by AIL is presented in Attachment D.

Based on the results of the visual inspection and source sampling, EFI recommends the following:

1. In the near term, care should be taken to minimize the disturbance of water-damaged and mold-contaminated porous building materials.
2. Diagnose and repair problems/malfunctions associated with the moisture impacts. This step likely necessitates disturbance/removal of water-damaged and mold-contaminated porous building materials; thus, the disturbance/removal of these materials should be treated as a microbial remediation and be conducted by an experienced mold remediation contractor.
3. Microbial remediation activities should be undertaken by an experienced mold remediation contractor. The contractor should be experienced in the use of engineering controls (negative pressure enclosures, high-capacity air filtration, critical barriers) and the execution of surface cleaning techniques that utilize HEPA vacuums and wet-wiping techniques. EFI can assist with the planning and execution of the cleaning/remediation activities and can conduct additional air sampling for mold following completion of the cleaning/remediation activities.

LIMITATIONS

This report has been prepared to assist the client in evaluating asbestos, lead paint, other regulated/potentially hazardous building materials, and a visual inspection for moisture impacts and sampling of suspected fungal growth concerns at the above referenced Site. EFI provided these services consistent with the level and skill ordinarily exercised by members of the profession currently practicing under similar conditions. This statement is in lieu of other statements either expressed or implied. This report is intended for the sole use of the client. This report is not intended to serve as a bidding document nor as a project specification document and actual site conditions and quantities should be field verified. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document, the findings, conclusions, or recommendations is at the risk of said user.

Additionally, the passage of time may result in a change in the environmental characteristics at this site. This report does not warrant against future operations or conditions that could affect the recommendations made. The results, findings, conclusions, and recommendations expressed in this report are based only on conditions that were observed during the inspection of the site.

TABLE 1
Inventory of Observed and Assumed Asbestos-Containing Materials
121 West Main Street, Westborough, Massachusetts
October 24th, 2022

Material Description	Material Location(s)	Condition	Estimated Quantity
Original Building			
Cork pipe wrap insulation	Basement – Hall between Food Prep Area and Golf Pro Shop	Good	20 LF
9" x 9" Tan floor tile	2 nd Floor Bathroom, South side	Good	60 SF
Asbestos cement board	2 nd Floor Closet – North End	Damaged	60 SF
4" Red ceramic floor grout and mortar – Assumed ACM	1 st Floor Kitchen	Good	320 SF
6" White ceramic floor grout and mortar – Assumed ACM	1 st Floor Women's Room	Good	60 SF
12" Tan ceramic floor grout and mortar – Assumed ACM	1 st Floor Men's Room	Good	50 SF
Wood window sash glazing compound – Assumed ACM	2 nd Floor, Attic	Damaged	6 Windows
Roofing materials – Assumed ACM	Roof	Good	Not Quantified
1995 Addition – Golf Pro Shop			
Ceramic wall and floor tile grout and mortar. Assumed ACM	Men's and Women's Locker Room	Good	1,000 SF
Roofing materials – Assumed ACM	Roof	Good	Not Quantified

SF – square feet

LF – linear feet

TABLE 2
Summary of Paint Chip Analysis Results for Lead
121 West Main Street, Westborough, Massachusetts
October 24th, 2022

Paint Color	Material Location	Substrate	Result % by Weight
Original Building			
White	Exterior – Rear deck	Wood door	19.500
White	Exterior – Rear deck	Wood trim at roof	19.870
Gray	Interior – Basement Hall	Wood door frame	1.644
White	Interior – Basement Kitchen	Brick wall	0.049
White	Interior – 1 st Floor Entry Vestibule	Wood window sill	12.460
White	Interior – 1 st Floor Dining Room	Wood base board	5.845
White	Interior – 1 st Floor Bar Area	Wood window sill	0.272
White	Interior – 2 nd Floor South End	Wood window sill	4.003
White	Interior – 2 nd Floor South End	Wood door	0.338
Gray	Interior – 2 nd Floor Hall Closet	Wood Floor	0.134
Green	Interior – 2 nd Floor Closet	Wood trim	0.340
White	Interior – 2 nd Floor North End	Wood base board	0.263
1995 Addition			
Note- Paint samples were not collected based on the age of construction			

TABLE 3
Universal Waste and Regulated/Hazardous Materials Inventory
121 West Main Street, Westborough, Massachusetts
October 24th, 2022

Material	Location
Original Building	
4' Fluorescent lamps	Throughout Building
Light ballasts	Throughout Building
CFL lamps	Throughout Building
Incandescent bulbs	Throughout Building
Video display tube/TV/computers and printers	Throughout Building
Fire alarm pull stations/strobe lights	Throughout 1 st and 2 nd Floor Spaces
Emergency lights/batteries	Throughout Building
Smoke alarms	Throughout Building
Illuminated emergency exit signs	Throughout Building
Electric thermostats	Throughout Building
Electrical panels	Throughout Building
Fire extinguishers	Throughout Building
Kitchen grease hood fire suppression system	1 st Floor Kitchen
Freezers/refrigerators – Commercial grade	Throughout Building
Compressed gas cylinders – CO ²	Throughout Building
Maintenance/cleaning supplies (≤1 Gallon containers)	Throughout Building
AC unit – portable floor type	2 nd Floor
AC condenser units	Exterior – Ground mounted
Water heaters	Basement Areas
Flowmeters – Gas, Water	Basement Areas
Electric meters	Basement Areas
1995 Addition – Golf Pro Shop	
4' Fluorescent lamps	Throughout Building
Light ballasts	Throughout Building
CFL lamps	Throughout Building
Incandescent bulbs	Throughout Building
Video display tube/TV/computers and printers	Throughout Building
Fire alarm pull stations/strobe lights	Throughout 1 st and 2 nd Floor Spaces
Emergency lights/batteries	Throughout Building
Smoke alarms	Throughout Building
Illuminated emergency exit signs	Throughout Building
Electric thermostats	Throughout Building
Electrical panels	Throughout Building
Fire extinguishers	Throughout Building
AC condenser units	Exterior – Ground mounted

ATTACHMENT A

PHOTOGRAPHS



Westborough Country Club – Original Building (right side of photograph).
1995 Addition (left side of photograph)



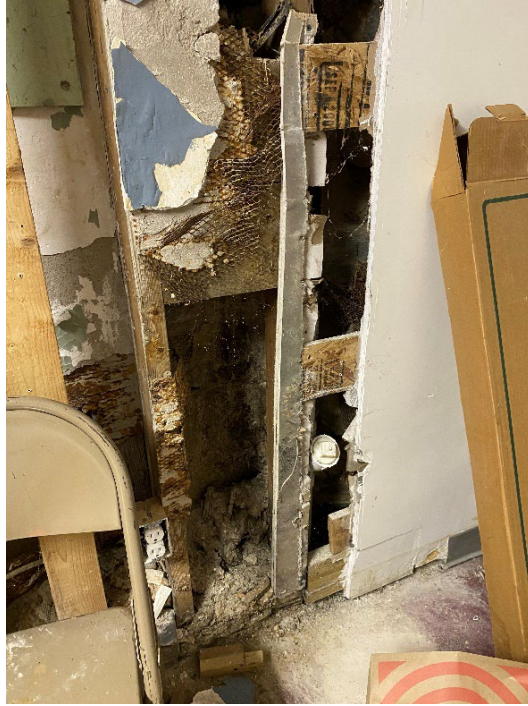
Original Building – Basement Food Prep Area



Original Building – Basement Boiler Room



Original Building – Basement Hall to Food Prep Area



Original Building – Basement Storage Room under 1st Floor Kitchen



Original Building – 1st Floor Kitchen Pantry



Original Building – 1st Floor Kitchen



Original Building – 1st Floor Dining Area



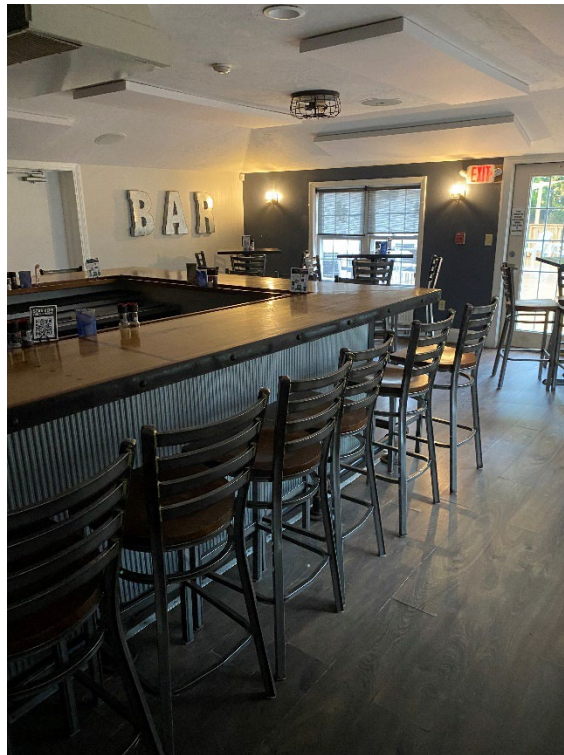
Original Building – 1st Floor Women's Room



Original Building – 1st Floor Men's Room



Original Building – 1st Floor Rear Entrance



Original Building – 1st Floor Bar Area



Original Building – 2nd Floor North End Attic Space



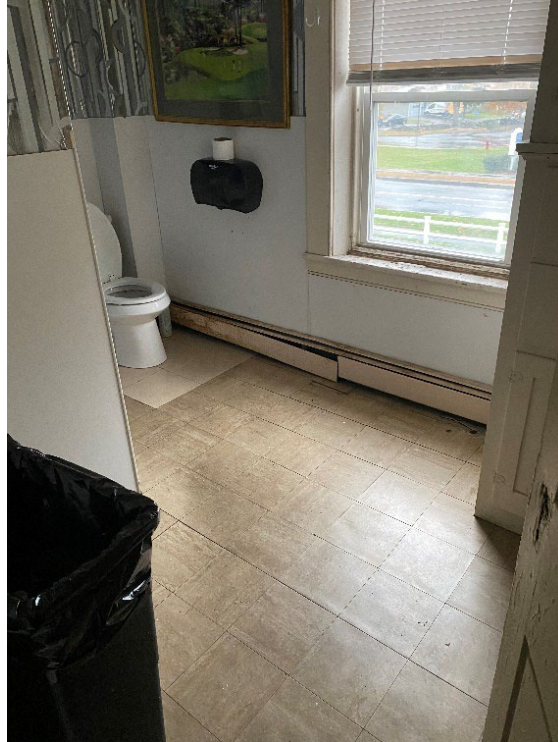
Original Building - 2nd Floor North End Restroom



Original Building - 2nd Floor South End Storage Area



Original Building - 2nd Floor Storage Room



Original Building – 2nd Floor South End Restroom



1995 Addition – Pro Shop Retail Area



1995 Addition – Club House Area



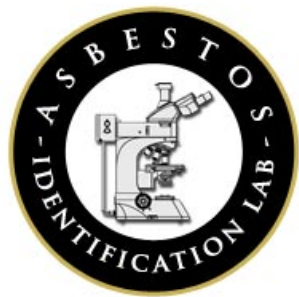
1995 Addition – Men's Locker Room.



1995 Addition – Women's Locker Room

ATTACHMENT B

ASBESTOS LABORATORY REPORT



Asbestos Identification Laboratory.

165 New Boston St., Ste 227
Woburn, MA 01801
781-932-9600

Web: www.asbestosidentificationlab.com Email:
mikemanning@asbestosidentificationlab.com



Batch: 86984

Michael McCarter
EFI Global, Inc
155 West Street
Suite 6
Wilmington, MA 01887

Project Information
014.04649
Westborough Country Club

*Method: BULK PLM ANALYSIS,
EPA/600/R-93/116*

Dear Michael McCarter,

Asbestos Identification Laboratory has completed the analysis of the samples from your office for the above referenced project. The Analysis Method is BULK PLM ANALYSIS, EPA/600/R-93/116. The information and analysis contained in this report have been generated using the EPA /600/R-93/116 Method for the Determination of Asbestos in Bulk Building Materials. Materials or products that contain more than 1% of any kind or combination of asbestos are considered an asbestos containing building material as determined by the EPA. This Polarized Light Microscope (PLM) technique may be performed either by visual estimation or point counting. Point counting provides a determination of the area percentage of asbestos in a sample. If the asbestos is estimated to be less than 10% by visual estimation of friable material, the determination may be repeated using the point counting technique. The results of the point counting supersede visual PLM results. Results in this report only relate to the items tested. This report may not be used by the customer to claim product endorsement by NVLAP or any other U.S. Government Agency.

Laboratory results represent the analysis of samples as submitted by the customer. Information regarding sample location, description, area, volume, etc., was provided by the customer. Asbestos Identification Laboratory is not responsible for sample collection activities or analytical method limitations. Unless notified in writing to return samples, Asbestos Identification Laboratory discards customer samples after 30 days. Samples containing subsamples or layers will be analyzed separately when applicable. Reports are kept at Asbestos Identification Laboratory for three years. This report shall not be reproduced, except in full, without the written consent of Asbestos Identification Laboratory.

- NVLAP Lab Code: 200919-0
- Massachusetts Certification License: AA000208
- State of Connecticut, Department of Public Health Approved Environmental Laboratory Registration Number: PH-0142
- State of Maine, Department of Environmental Protection Asbestos Analytical Laboratory License Number: LB-0078(Bulk) LA-0087(Air)
- State of Rhode Island and Providence Plantations. Department of Health Certification: AAL-121
- State of Vermont, Department of Health Environmental Health License AL934461

Thank you Michael McCarter for your business.

Michael Manning
Owner/Director

FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
01A 960476	Textured Ceiling Finish Material	1st Flr, Dining Room	white	Non-Fibrous 100	None Detected
01B 960477	Textured Ceiling Finish Material	1st Flr, Bar	white	Non-Fibrous 100	None Detected
01C 960478	Textured Ceiling Finish Material	1st Flr, Pantry	white	Non-Fibrous 100	None Detected
01D 960479	Textured Ceiling Finish Material	1st Flr, Women's Room	white	Non-Fibrous 100	None Detected
01E 960480	Textured Ceiling Finish Material	2nd Flr, Hall	white	Non-Fibrous 100	None Detected
01F 960481	Textured Ceiling Finish Material	2nd Flr, Office	white	Non-Fibrous 100	None Detected
01G 960482	Textured Ceiling Finish Material	2nd Flr, Storage	white	Non-Fibrous 100	None Detected
02A 960483	Plaster Base Coat on Wire Lath	Basement, Kitchen	white	Non-Fibrous 100	None Detected
02B 960484	Plaster Base Coat on Wire Lath	Basement, Hall	white	Non-Fibrous 100	None Detected
02C 960485	Plaster Base Coat on Wire Lath	Basement, Storage	white	Non-Fibrous 100	None Detected
02D 960486	Plaster Base Coat on Wire Lath	Basement, Closet	white	Non-Fibrous 100	None Detected
02E 960487	Plaster Base Coat on Wire Lath	Basement, Kitchen	white	Non-Fibrous 100	None Detected
03A 960488	Plaster Finish Coat	Basement, Kitchen	gray	Non-Fibrous 100	None Detected
03B 960489	Plaster Finish Coat	Basement, Hall	gray	Non-Fibrous 100	None Detected
03C 960490	Plaster Finish Coat	Basement, Storage	gray	Non-Fibrous 100	None Detected
03D 960491	Plaster Finish Coat	Basement, Closet	gray	Non-Fibrous 100	None Detected

FieldID	Material	Location	Color	Non-Asbestos %	Asbestos %
LabID					
03E	Plaster Finish Coat	Basement, Kitchen	gray	Non-Fibrous 100	None Detected
960492					
04A	Horse Hair Plaster on Wood Lath	2nd Flr, Stair	gray	Hair 5 Non-Fibrous 95	None Detected
960493					
04B	Horse Hair Plaster on Wood Lath	2nd Flr, Storage	gray	Hair 5 Non-Fibrous 95	None Detected
960494					
04C	Horse Hair Plaster on Wood Lath	2nd Flr, Hall	gray	Hair 5 Non-Fibrous 95	None Detected
960495					
04D	Horse Hair Plaster on Wood Lath	2nd Flr, Restroom	gray	Hair 5 Non-Fibrous 95	None Detected
960496					
04E	Horse Hair Plaster on Wood Lath	2nd Flr, Office	gray	Hair 5 Non-Fibrous 95	None Detected
960497					
05A	Gypsum Board	1st Flr, Women's Room	gray	Cellulose 5 Non-Fibrous 95	None Detected
960498					
05B	Gypsum Board	Basement, Storage	gray	Cellulose 5 Non-Fibrous 95	None Detected
960499					
06A	Joint Compound	1st Flr, Women's Room	white	Non-Fibrous 100	None Detected
960500					
06B	Joint Compound	Basement, Storage	white	Non-Fibrous 100	None Detected
960501					
07A	Fiberglass Wall Panel Adhesive	Basement, Kitchen	tan	Non-Fibrous 100	None Detected
960502					
07B	Fiberglass Wall Panel Adhesive	1st Flr, Kitchen	tan	Non-Fibrous 100	None Detected
960503					
08A	Boiler/Hot Water Heater-Exhaust Mortar @ Chimney	Basement, Boiler Room	gray	Non-Fibrous 100	None Detected
960504					
08B	Boiler/Hot Water Heater-Exhaust Mortar @ Chimney	Basement, Boiler Room	gray	Non-Fibrous 100	None Detected
960505					
09A	Cork Pipe Wrap	Basement, Hall	black	Non-Fibrous 80	Detected Chrysotile 20
960506					
09B	Cork Pipe Wrap	Basement, Hall			Not Analyzed
960507					

FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
10A 960508	Vinyl Cove Base Adhesive	Basement, Hall	tan	Non-Fibrous 100	None Detected
10B 960509	Vinyl Cove Base Adhesive	1st Flr, Women's Room	tan	Non-Fibrous 100	None Detected
11A 960510	Ceramic Tile Gout	2nd Flr, North Right Room	white	Non-Fibrous 100	None Detected
11B 960511	Ceramic Tile Grout	2nd Flr, North Right Room	white	Non-Fibrous 100	None Detected
12A 960512	Ceramic Tile Mortar	2nd Flr, North Restroom	white	Non-Fibrous 100	None Detected
12B 960513	Ceramic Tile Mortar	2nd Flr, North Restroom	white	Non-Fibrous 100	None Detected
13A 960514	Transite	2nd Flr, North End Attic	gray	Non-Fibrous 90	Detected Chrysotile 10
14A 960515	9"x9" Tan Floor Tile	2nd Flr, South Restroom	tan	Non-Fibrous 97	Detected Chrysotile 3
14B 960516	9"x9" Tan Floor Tile	2nd Flr, South Restroom			Not Analyzed
15A 960517	9"x9" Tan Floor Tile-Mastic (Black)	2nd Flr, South Restroom	black	Non-Fibrous 100	None Detected
15B 960518	9"x9" Tan Floor Tile-Mastic (Black)	2nd Flr, South Restroom	black	Non-Fibrous 100	None Detected
16A 960519	2x2 Ceiling Tile	2nd Flr, Storage	tan	Cellulose 100	None Detected
16B 960520	2x2 Ceiling Tile	2nd Flr, Storage	tan	Cellulose 100	None Detected
17A 960521	Textured Ceiling Finish	Pro-Shop, Retail Area	white	Non-Fibrous 100	None Detected
17B 960522	Textured Ceiling Finish	Pro-Shop, Office	white	Non-Fibrous 100	None Detected
17C 960523	Textured Ceiling Finish	Pro-Shop, Club Room	white	Non-Fibrous 100	None Detected

FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
17D 960524	Textured Ceiling Finish	Pro-Shop, Men's Room	white	Non-Fibrous 100	None Detected
17E 960525					
18A 960526	Gypsum Board	Pro-Shop, Club Room	gray	Cellulose 5 Non-Fibrous 95	None Detected
18B 960527					
19A 960528	Joint Compound	Pro-Shop, Club Room	white	Non-Fibrous 100	None Detected
19B 960529					
20A 960530	Carpet Adhesive	Pro-Shop, Club Room	yellow	Non-Fibrous 100	None Detected
20B 960531					
21A 960532	HVAC Flex Connector	Pro-Shop, Attic	multi	Fiberglass 15 Non-Fibrous 85	None Detected
21B 960533					



BOSTON NORTH

155 West Street | Suite 6 | Wilmington, MA 01887 | PHONE 978.688.3736 | FAX 978.688.5494 | FREE 800.659.1202

BULK SAMPLE CHAIN OF CUSTODY FORM

Report to (Inspector Name):	Michael McCarter	Bill To:	Accounts Payable
Company:	EFI Global, Inc.	Address:	Same
Address:	155 West Street	City, State, Zip:	Same
	Suite 6	Telephone:	800-659-1202
City, State, Zip:	Wilmington, MA 01887	Email:	US-EFIGlobal-BostonEnviroPC@efiglobal.com
Inspector Cell:	978-604-7662		
Project Information			
Project No./ Description:	014.04649 - Westborough Country Club		
Email Report to:	Michael.mccarter@efiglobal.com;		
Alternate:			
Requested Turnaround Time:			
<input type="checkbox"/> RUSH (6hr)	<input type="checkbox"/> 1 day (24hr)	<input type="checkbox"/> 2 day (48hr)	<input checked="" type="checkbox"/> 3 day (72hr)
<input type="checkbox"/> 5 day			
Media and Methodology			
Type of Analysis:	PLM - ASBESTOS		Check for Positive Stop: <input checked="" type="checkbox"/>
Notes:			Date Collected: 10/24/2022

Sample ID	Type of Material	Location
01A	Textured Ceiling Finish Material	1st Fl. - Dining Room
01B		- Bar
01C		- Pantry
01D		- Women's Room
01E		2nd Floor - Hall
01F		- Office
01G		- Storage
02A	Plaster Base Coat on Wire Mesh	Basement - Kitchen
02B		- Hall
02C		- Storage

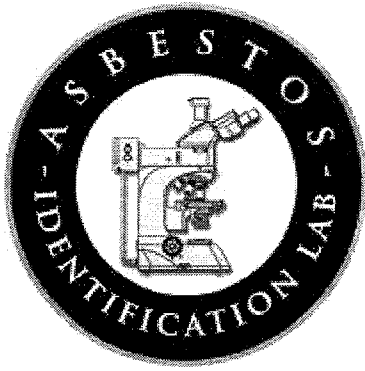
Total Number of Samples Submitted: 58Samplers Name: Michael McCarter Samplers Signature: [Signature]Relinquished By (Client): [Signature] Date: 10/24/2022 Time: Received By (Lab): POB 10/27/22 Date: Time:

Sample ID	Type of Material	Location
02D	Plaster Base Coat on wire lath	Basement - closet
02E	↓	↓ - kitchen
03A	Plaster Finish Coat	- kitchen
03B	↓	- Hall
03C	↓	- Storage
03D	↓	- closet
03E	↓	- kitchen
04A	Heavy Hair Plaster on wood lath	2nd floor - stair
04B	↓	- storage
04C	↓	- Hall
04D	↓	- Bathroom
04E	↓	- office
05A	Gypsum Board	1st floor - women's room
05B	↓	Basement - storage
06A	Joint compound	1st floor - women's room
06B	↓	Basement - storage
07A	Fiberglass wall panel adhesive	Basement - kitchen
07B		1st floor - Kitchen
08A	Boiler / Hot water Heater	Basement - Boiler Room
08B	exhaust mortar @ chimney	↓ ↓
09A	Carb P.R. wrap	Basement - Hall
09B	↓	↓
10A	Vinyl cove Base Adhesive	Basement - Hall
10B	↓	1st floor - women's room
11A	Ceramic tile Grout	2nd floor - men's rest room
11B	↓	↓

Sample ID	Type of Material	Location
12A	Ceramic tile mortar	2nd floor - North Restroom
12B	↓	↓
13A	Transite	2nd floor - North End Attic
14A	9" x 9 tan floor tile	2nd floor - South Restroom
14B	↓	↓
15A	↓ - Mastic (Black)	↓
15B	↓	↓
16A	2x2 ceiling tile	2nd floor storage
16B	↓	↓
17A	Textured ceiling finish	Pro Shop - Retail Area
17B	↓	- office
17C	↓	- Club Room
17D	↓	- mens Room
17E	↓	- women's Room
18A	Gypsum Board	- Club Room
18B	↓	- mens Room
19A	Joint compound	- Club Room
19B	↓	- mens Room
20A	Carpet Adhesive	- Club Room
20B	↓	- Retail
21A	Heck flex connector	- Attic
21B	↓	↓

ATTACHMENT C

LEAD PAINT LABORATORY REPORT



Mike Manning
Asbestos Identification Lab
165 New Boston Street, Ste 227
Woburn, MA 01801
781-932-9600
www.AsbestosIdentificationLab.com

Dear Michael McCarter,

Enclosed please find 12 samples tested for **Lead** from project: **Westborough Country Club**. Asbestos Identification Laboratory subcontracted the samples to be analyzed by a NVLAP accredited laboratory.

Thank you

Michael Manning

Asbestos Identification Laboratory

November 01, 2022



The Identification Specialists

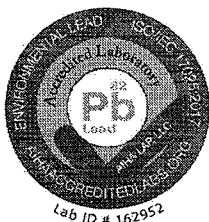
Analysis Report
prepared for
Asbestos Identification Laboratory

Report Date: 11/1/2022

Project Name: Westborough Country Club

Project #: 014.04649

SanAir ID#: 22054702



10501 Trade Court | North Chesterfield, Virginia 23236
888.895.1177 | 804.897.1177 | fax: 804.897.0070 | IAQ@SanAir.com | SanAir.com



SanAir ID Number

22054702

FINAL REPORT

11/1/2022 4:29:26 PM

Name: Asbestos Identification Laboratory
Address: 165M New Boston St
Suite 227
Woburn, MA 01801
Phone: 781-932-9600

Project Number: 014.04649
P.O. Number:
Project Name: Westborough Country Club
Collected Date: 10/24/2022
Received Date: 10/28/2022 10:15:00 AM

Dear Michael Manning,

We at SanAir would like to thank you for the work you recently submitted. The 12 sample(s) were received on Friday, October 28, 2022 via UPS. The final report(s) is enclosed for the following sample(s): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink, appearing to read "Abisola Kasali".

Abisola Kasali
Metals Laboratory Director
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis on Test Family AA
- Disclaimers and Additional Information

Sample conditions:

- 12 samples in Good condition.



SanAir ID Number
22054702
 FINAL REPORT
 11/1/2022 4:29:26 PM

Name: Asbestos Identification Laboratory
Address: 165M New Boston St
 Suite 227
 Woburn, MA 01801
Phone: 781-932-9600

Project Number: 014.04649
P.O. Number:
Project Name: Westborough Country Club
Collected Date: 10/24/2022
Received Date: 10/28/2022 10:15:00 AM

Analyst: Baird, Marti
 Test Method: SW846/M3050B/7000B

Lead Paint Analysis

PAINT		$\mu\text{g Pb}$	Sample Size	Calculated	Sample	Sample
Sample	Description	In Sample	(grams)	RL	Results	Results
22054702 - 1	1	24160	0.1239	80.7	195000	19.500 %
	White Wood Door - Exterior Original Entry Door Rear Deck				$\mu\text{g/g (ppm)}$	By Weight
22054702 - 2	2	24280	0.1222	81.8	198700	19.870 %
	White Wood Trim At Roof Exterior Rear Deck				$\mu\text{g/g (ppm)}$	By Weight
22054702 - 3	3	1762	0.1072	93.3	16440	1.644 %
	Gray Wood Door Frame Interior Basement Hall				$\mu\text{g/g (ppm)}$	By Weight
22054702 - 4	4	57	0.1165	85.8	489.4	0.049 %
	White Brick Wall Interior Basement Kitchen				$\mu\text{g/g (ppm)}$	By Weight
22054702 - 5	5	14080	0.113	88.5	124600	12.460 %
	White Wood Window Sill Interior 1st Floor Entry Vestibule				$\mu\text{g/g (ppm)}$	By Weight
22054702 - 6	6	6769	0.1158	86.4	58450	5.845 %
	White Wood Baseboard Interior 1st Floor Dining Room				$\mu\text{g/g (ppm)}$	By Weight
22054702 - 7	7	304	0.1116	89.6	2720	0.272 %
	White Wood Window Sill Interior 1st Floor Bar Area				$\mu\text{g/g (ppm)}$	By Weight
22054702 - 8	8	4603	0.115	87	40030	4.003 %
	White Wood Window Sill Interior 2nd Floor South End				$\mu\text{g/g (ppm)}$	By Weight
22054702 - 9	9	384	0.1136	88	3379	0.338 %
	White Wood Door Interior 2nd Floor South End				$\mu\text{g/g (ppm)}$	By Weight
22054702 - 10	10	89	0.0665	150.4	1339	0.134 %
	Gray Wood Floor 2nd Floor Hall Closet				$\mu\text{g/g (ppm)}$	By Weight
22054702 - 11	11	229	0.0675	148.1	3399	0.340 %

Method Reporting Limit <10 $\mu\text{g}/0.1\text{ g}$ paint

Signature:

Marti Baird

Date: 10/31/2022

Reviewed:

Abir Ghosh

Date: 10/31/2022



SanAir ID Number

22054702

FINAL REPORT

11/1/2022 4:29:26 PM

Name: Asbestos Identification Laboratory
Address: 165M New Boston St
Suite 227
Woburn, MA 01801
Phone: 781-932-9600

Project Number: 014.04649
P.O. Number:
Project Name: Westborough Country Club
Collected Date: 10/24/2022
Received Date: 10/28/2022 10:15:00 AM

Analyst: Baird, Marti

Test Method: SW846/M3050B/7000B

Lead Paint Analysis

PAINT		$\mu\text{g Pb}$	Sample Size	Calculated	Sample	Sample
Sample	Description	In Sample	(grams)	RL	Results	Results
	Green Wood Trim 2nd Floor Closet North End				$\mu\text{g/g (ppm)}$	By Weight
22054702 - 12	12	288	0.1096	91.2	2631	0.263 %
	White Wood Baseboard 2nd Floor Closet North End				$\mu\text{g/g (ppm)}$	By Weight

Method Reporting Limit <10 $\mu\text{g}/0.1 \text{ g}$ paint

Signature:

Date: 10/31/2022

Reviewed:

Date: 10/31/2022

Disclaimer

SanAir Technologies Laboratory, Inc. participates in the Environmental Lead Accreditation Program (ELAP) administered by AIHA-LAP, LLC (Lab ID162952). Refer to our accreditation certificate or www.aihaaccreditedlabs.org for an up to date list of the Fields of Testing for which we are accredited. SanAir also participates in the State of New York's DOH-ELAP (Lab Id 11983), and has met the EPA's NLLAP program standards. This report does not constitute endorsement by AIHA-LAP, LLC and/or any other U.S. governmental agencies; and may not be accredited by every local, state or federal regulatory agency.

This report is the sole property of the client named on the SanAir Technologies Laboratory chain-of-custody (COC). Neither results nor reports will be discussed with or released to any third party without our client's written permission. Final reports cannot be reproduced, except in full, without written authorization from SanAir Technologies Laboratory, Inc. The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. SanAir is not responsible for sample collection or interpretation made by others. SanAir assumes no responsibility for information provided by the client on the COC such as project number, project name, collection dates, po number, special instructions, samples collected by, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start stop times that may affect the validity of the results in this report. SanAir Technologies Laboratory, Inc only assures the precision and accuracy of the data it generates and assumes no responsibility for errors or biasing that occur during collection prior to SanAir's receipt of the sample(s). SanAir's Method Detection Limits (MDL) and Reporting Limits (RL) have been derived using various materials meeting each accrediting agencies' standards. All quality control results are acceptable unless otherwise noted. Results are not corrected for blanks. For Lead Exposure Limits in Paint, refer to HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards and State and Federal Regulations, where applicable.

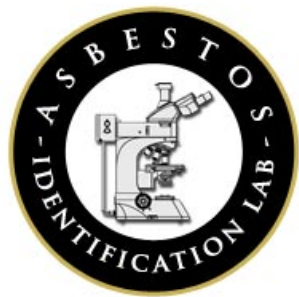
Type of Analysis:	Lead Paint	Check for Positive Stop:	<input type="checkbox"/>
Notes:		Date Collected:	10/24/2022

Sample ID	Type of Material	Location
1	White wood Door - Exterior	Original Entry Door - Rear Deck
2	White wood Trim @ Roof - Exterior	Rear Deck
3	Gray wood Door Frame - Interior	Basement Hall
4	White Brick Wall - Interior	Basement Kitchen
5	White wood Window Sill - Interior	1st floor - Entry vestibule
6	White wood Baseboard - Interior	- Dining Room - Bar Area
7	White wood Window Sill - Interior	
8	White wood Window Sill - Interior	2nd floor - South End
9	White wood Door - Interior	2nd floor - South End
10	Gray wood Floor	2nd floor - Hall closet

Sample ID	Type of Material	Location
11	Green wood Trim	2nd floor - Closet North End
12	White wood Baseboard	2nd floor - North End

ATTACHMENT D

FUNGAL LABORATORY REPORT



Asbestos Identification Laboratory.

165 New Boston St., Ste 227
Woburn, MA 01801
781-932-9600

Web: www.asbestosidentificationlab.com Email:
mikemanning@asbestosidentificationlab.com



Batch: 87178

Michael McCarter
EFI Global, Inc
155 West Street
Suite 6
Wilmington, MA 01887

Project Information
014.04649
Westborough Country Club

Method: Based on ASTM D7658-17
Standard Test Method for Direct
Microscopy of Fungal Structures from
Tape.

Dear Michael McCarter,

Asbestos Identification Laboratory has completed the analysis of the samples from your office for the above referenced project. The information and analysis contained in this report have been generated using the ASTM D7658-17 Standard Test Method for Direct Microscopy of fungal structures. This test method uses optical microscopy for the detection, semi quantification, and identification of fungal structures in direct extraction samples. Spores occurring in chains are counted individually. Spores lacking distinguishing characteristics are reported as " unidentified spores". Spores of aspergillus and penicillium are difficult to distinguish and are reported as aspergillus/penicillium. The loading of fungal material is reported using a scale of categories 0-5. Category 0 is assigned when no fungal material is observed. Category 1 is assigned when the fungal material loading covers less than 5% of a representative field of view. Category 2 is assigned when the fungal material loading covers between approximately 5% and 25% of a representative field of view. Category 3 is assigned when the fungal material loading covers between approximately 25% and 75% of a representative field of view. Category 4 is assigned when the fungal material loading covers between approximately 75% and 90% of the representative field of view. Category 5 is assigned when fungal material loading covers greater than approximately 90% of a representative field of view. A scale of 0 to 5 is used to rate abundance of non-fungal material (Debris), with 5 indicating the largest amount. Large amounts of debris may obscure small spores. Therefore, counts from samples with 4 or higher non-fungal material may be treated as under counts and analysis will not continue. The data contained in the report should be interpreted by the party that performed the on-site assessment from which the samples were collected and that has access to the data quality objectives used in the project for which the sample was collected (for example, notes on sample condition, substrate, loading, analytical problems, etc.).

All samples were received in acceptable condition unless noted in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the items tested. Asbestos Identification Laboratory results represent the analysis of samples as submitted by the customer. Information regarding sample location, description, area, volume, etc., was provided by the customer. Asbestos Identification Laboratory is not responsible for sample collection activities or analytical method limitations.

Asbestos Identification Laboratory shall have no liability to the client or the client's customer with the respect to decisions or recommendations made, actions taken or course of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Laboratory be liable to the client with respect to the Test Results. Reports are kept at Asbestos Identification Laboratory for three years. This report shall not be reproduced, except in full, without the written consent of Asbestos Identification Laboratory.

AIHA Laboratory Accreditation Program's, LLC Environmental Microbiology Laboratory Accreditation Program (EMLAP)
Laboratory ID: LAP-200379

Thank you Michael McCarter for your business.

Michael Manning Owner/Director 781-932-9600

Glossary of Terms and Color Coding

Fungal Loading Categories	The loading of fungal material is reported using a scale of categories 0-5.
Category 0	Is assigned when no fungal material is observed on Direct Read sample.
Category 1	Is assigned when the fungal material loading covers less than 5% of a field of view on the Direct Read sample.
Category 2	Is assigned when the fungal material loading covers between approximately 5% to approximately 25% of a field of view on the Direct Read sample.
Category 3	Is assigned when the fungal material loading covers between approximately 25% to approximately 75% of a field of view on the Direct Read sample.
Category 4	Is assigned when the fungal material loading covers between approximately 75% to approximately 90% of a field of view on the Direct Read sample.
Category 5	Is assigned when the fungal material loading covers greater than approximately 90% of a field of view on the Direct Read sample.
Debris Rating	Most Direct Read samples typically contain some non-microbial particles. High levels of non-microbial particles on a Direct Read sample will bias the analysis by obscuring or covers spores. Debris Rating is reported using a scale 0-5.
Debris Rating 0	No particle matter detected on Direct Read sample.
Debris Rating 1	Minimal to approx. 5% particle matter detected on Direct Read sample.
Debris Rating 2	Approx. 5% to approx. 25% particle matter detected on Direct Read sample.
Debris Rating 3	Approx. 25% to approx. 75% particle matter detected on Direct Read sample.
Debris Rating 4	Approx. 75% to approx. 90% particle matter detected on Direct Read sample.
Debris Rating 5	Greater than approx. 90% particle matter detected on Direct Read sample.
Fungal Loading Color Codes	
Red	If any spores that indicate moisture or chronic condensation are detected, (Alternaria, Chaetomium, Stachybotris, Ulocladium) the fungal load will be highlighted in Red.
Orange	If any spores that indicate humid conditions, condensation and or poor ventilation are detected, (Aspergillus/Penicillium or Cladosporium) the fungal load will be highlighted in Orange.

FieldID	TL-1	Debris Rating
LabID	1058	4
Location	Basement-Under Kitchen	
Fungal Spore Type		Fungal Loading
Alternaria		
Chaetomium		
Stachybotrys		4
Ulocladium		
Aspergillus/Penicillium		2
Cladosporium		
Ascospore		
Basidiospores		
Curvularia		
Drechslera/Bipolaris		
Hyphal Structure		4
Miscellaneous/Unidentified		
Smuts/Myxomycetes		

FieldID	TL-2	Debris Rating
LabID	1059	4
Location	Basement-Hall	
Fungal Spore Type		Fungal Loading
Alternaria		
Chaetomium		
Stachybotrys		4
Ulocladium		
Aspergillus/Penicillium		1
Cladosporium		
Ascospore		
Basidiospores		
Curvularia		
Drechslera/Bipolaris		
Hyphal Structure		3
Miscellaneous/Unidentified		
Smuts/Myxomycetes		

Glossary of Fungal Spores

Alternaria	Is a common outdoor and indoor mold. Alternaria is an indicator of moisture or chronic condensation. Alternaria species are known as major plant pathogens. They are also common allergens in humans, growing indoors and causing hay fever or hypersensitivity reactions that sometimes lead to asthma. They readily cause opportunistic infections in immunocompromised people such as AIDS patients. Causes hypersensitivity pneumonitis and bronchitis. Alternaria is regarded as the main cause of allergy and asthma in children aged 6-11 years. They are known to produce over 70 various mycotoxins.
Ascospore	An ascospore is a spore contained in an ascus or that is produced inside an ascus by a member of the Ascomycota phylum. Ascospores are formed under optimal condition and are often release when relative humidity is high. There are over 64,000 different species of fungus that produce ascospores.
Aspergillus/Penicillium	Are common outdoor and indoor mold. These spores are combined because the spores are so similar they cannot be reliably separated into their respective genera. Aspergillus species are common contaminants of starchy foods (such as bread and potatoes) and grow in or on many plants and trees. Some can cause infections in humans or other animals. Penicillium species are present in the air and dust of indoor environments, such a homes and public buildings. The fungus can be readily transported from the outdoors, and grow indoors using building material or accumulated soil to obtain nutrients for growth. Aspergillus/Penicillium are indicators or moisture or chronic condensation. They also show presence of significant amounts of toxigenic (toxin producers) and/or allergenic (causing allergenic reactions).
Basidiospores	A Basidiospore is a reproductive spore produced by Basidiomycete fungi, a grouping that includes mushrooms, shelf fungi, rusts, and smuts. These spores serve as the main air dispersal units for the fungi. The spores are released during periods of high humidity.
Chaetomium	Chaetomium is a genus of fungi in the chaetomiaceae family. It is a dark walled mold normally found in soil, air, cellulose and plant debris. It is an indicator of moisture or chronic condensation. They also show presence of significant amounts of toxigenic (toxin producers) and/or allergenic (causing allergenic reactions). Often found together with Stachybotrys.
Cladosporium	Cladosporium is a genus of fungi including some of the most common indoor and outdoor molds. Many species of Cladosporium are commonly found on living and dead plant material. Cladosporium spores are wind-dispersed and they are often extremely abundant in outdoor air. Indoors Cladosporium species may grow on surfaces when moisture is present. They also show presence of significant amounts of toxigenic (toxin producers) and/or allergenic (causing allergenic reactions).
Curvularia	Curvularia is a mold fungus which is a facultative pathogen of many plant species and common in soil and decaying plant matter. Curvularia can be a potential allergen to human beings, but usually don't pose a major health effect to healthy people. Curvularia is not known to produce any mycotoxins that can be harmful to people. Immunocompromised humans can develop adverse health issues due to exposure to Curvularia.
Drechslera/Bipolaris	Two genera of fungi having similar cylindrical spores. Drechslera is a genus of fungi. Many of the species in this genus are plant pathogens. Bipolaris is a common outdoor mold that thrives in decaying plant matter. Bipolaris is also known as a plant pathogen that grows on grasses. Although some people may have an allergy to Bipolaris, it normally doesn't have an advers effect on humans. Bipolaris would potentially endanger people who are immunocompromised (having HIV or AIDS).
Hyphal Structure	A Hypha is a long, branching filamentous structure of fungus. In most fungi, hyphae are the main mode of vegetative growth, and are collective called a mycelium.
Miscellaneous/Unidentif	Fungal structure having characteristics inconsistent with all reported categories.
Smuts/Myxomycetes	The Smuts are multicellular fungi characterized by their large numbers of teliospores. The Smuts get their name from a Germanic word for dirt because of their dark, thick-walled, and dust-like teliospores. The Smuts are grouped with Myxomycetes because of their commonalities concerning sexual reproduction. Smuts are cereal and crop pathogens that most notably affect members of the grass family and sedges.
Stachybotrys	Stachybotrys is a genus of molds. Historically, it was considered closely related to the genus Memnoniella, because the spores are produced in slimy heads rather than in dry chains. A species is known as “black mold” and are frequently associated with poor indoor air quality that arises after fungal growth on water-damaged building materials. They also show presence of significant amounts of toxigenic (toxin producers) and/or allergenic (causing allergenic reactions). It has been implicated as cause of: asthma attacks, conjunctivitis, inflammation of the mucus membranes of the respiratory system and skin irritation.
Ulocladium	Ulocladium is a genus of fungi. Species of this genus contain both plant pathogens and food spoilage agents. Some members of the genus can invade homes and are a sign of moisture because the mold requires water to thrive. They can cause plant diseases or hay fever and more serious infections in immune-suppressed individuals. They also show presence of significant amounts of toxigenic (toxin producers) and/or allergenic (causing allergenic reactions).

References

The Air Spora by Maureen E. Lacey and Jonathan S. West

Centers for Disease Control and Prevention

ASTM International

MBL Mold and Bacteria Laboratories

Bassett, I.J., C.W. Crompton, and J.A. Parmelee. 1978. An atlas of airborne pollen grains and common fungus spores of Canada. Canada Department of Agriculture Monograph 18: 1-321.

CHAIN OF CUSTODY - MOLD

Client: EFI Global, Inc.

Address: 155 West Main Street,
Wilmington, MA 01887

Project Site: 014, 04649
Westchester Country Club

Contact: Michael McCarter

Phone: 978-604-7662

Email: Michael.mccarter@efiglobal.com

Relinquish by/date: Michael McCarter /

Received by/date: 10/18/2022

of Samples Received: 2

Asbestos Identification Laboratory

165 New Boston Street

Suite 227

Woburn, MA 01801

(781) 932-9600

Rev 2/2020



Type

☐ Spore Trap

☒ Direct Read

Turnaround Time

☐ Less 3 Hrs

☐ Same Day

☐ Next Day

☐ Two Day

☒ Three Day

Client Sample No.

Location

Volume(L) for Spore Trap only

TL-1

Basement - under kitchen

TL-2

Basement - Hall

Microscope # 224414 Stain Lot # N/A

Lab Sample ID

Debris Rating

Fungal Spores Identified

Alternaria

Ascospores

Aspergillus/Penicillium

Basidiospores

Chaetomium

Cladosporium

Curvularia

Dicelictera/Bipolaris group

Hypheal Structures

Miscellaneous/Unidentified

Smuts/Mycomyces

Stachybotrys

Ulocladium

Raw Count Fungal load

Raw Count Fungal load

Raw Count Fungal load

Raw Count Fungal load

1058

1059

2

1

4

3

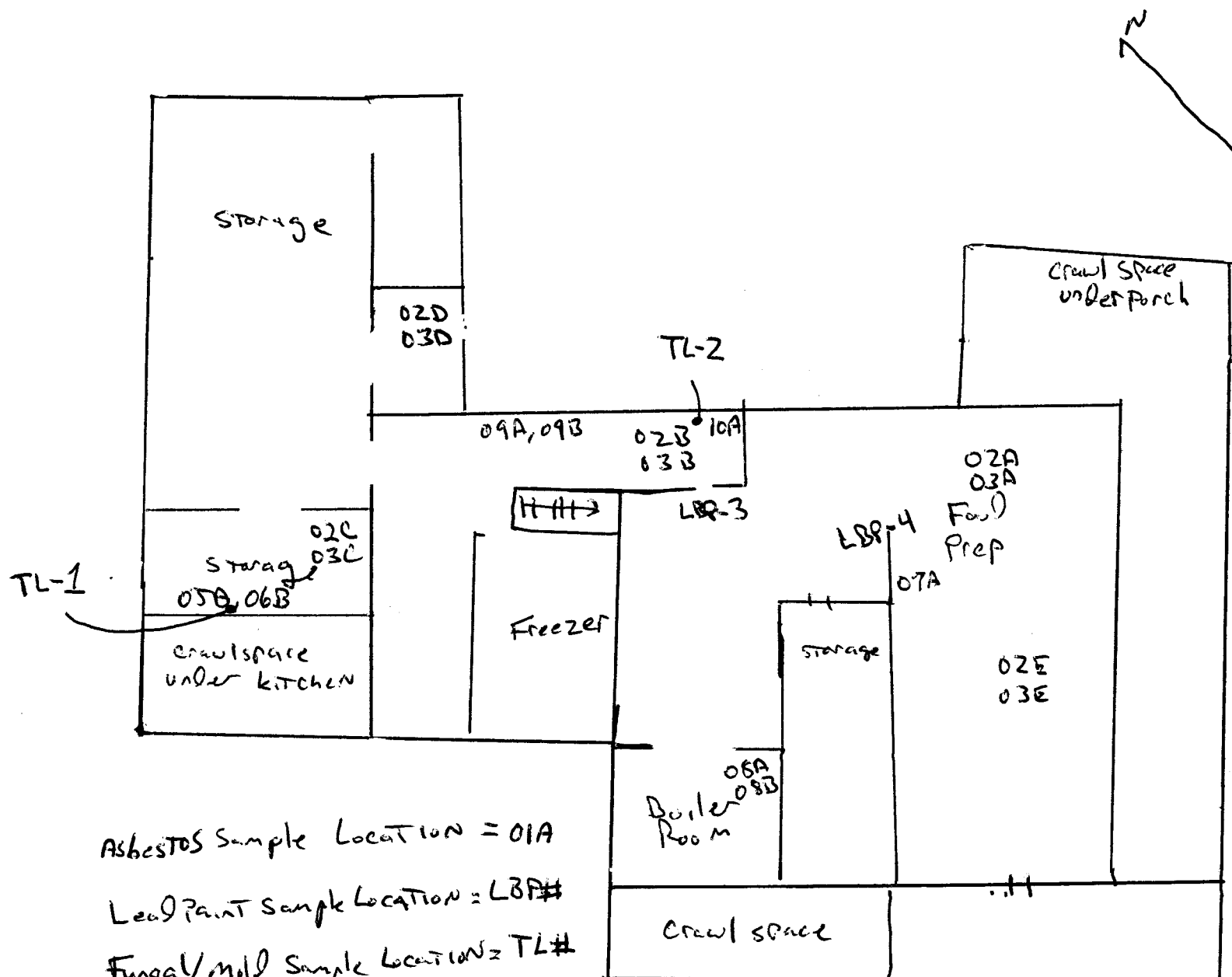
4

4

Comments:

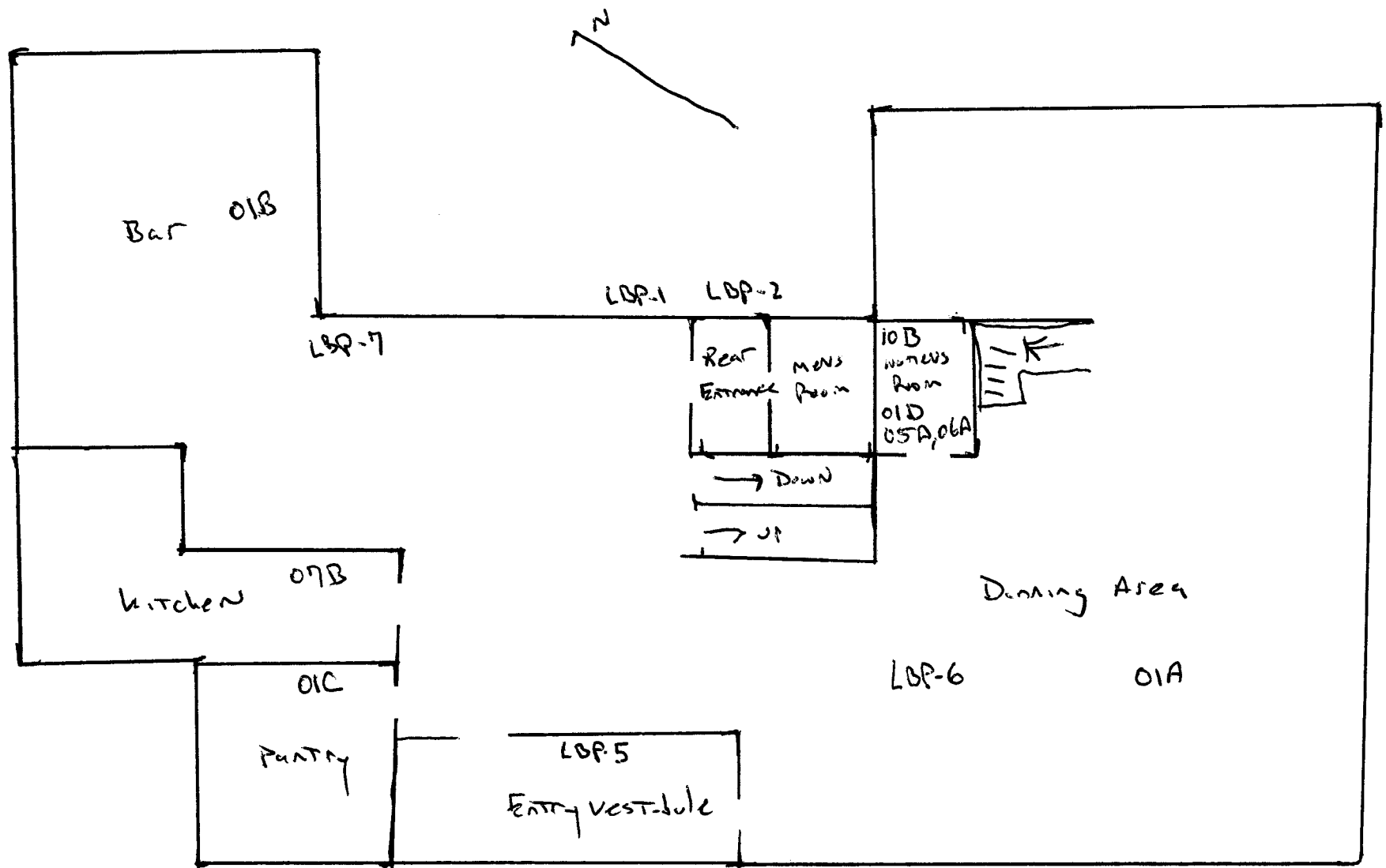
ATTACHMENT E

SAMPLE LOCATION PLAN

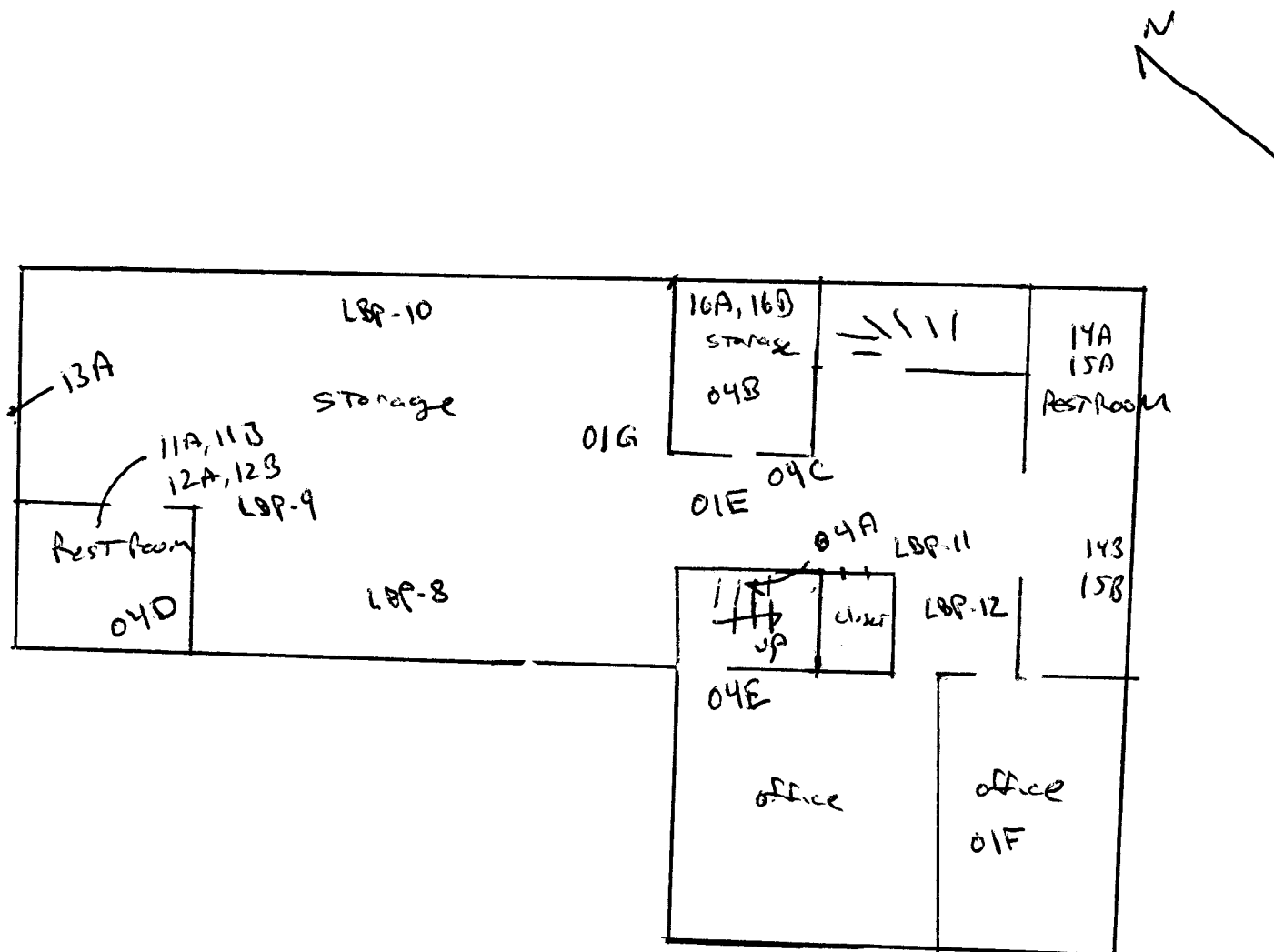


Asbestos Sample Location = 01A
 Lead Paint Sample Location = LBP#
 Fungal/mold Sample Location = TL#

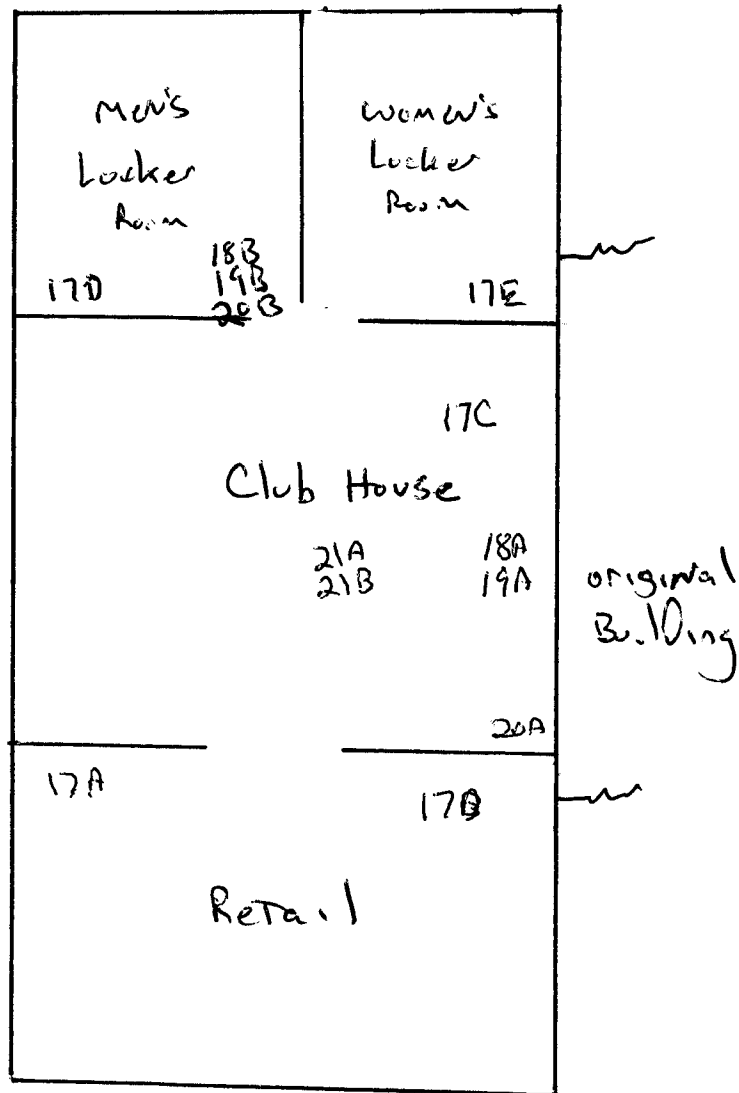
Original Building
 Basement



original Building
1st floor



Original Building
2nd floor



Subject Building: Westborough Country Club
EFI File #: 014.04649

APPENDIX D

ACCESSIBILITY STUDY

Accessibility Survey



Westboro Country Club/Restaurant

121 West Main Street
Westborough, MA 01581

Date of Inspection
5/11/2019

Prepared By

Disability Access Consultants

(800) 743-7067

Westboro Country Club/Restaurant

Parking - Exterior : Parking Lot , Parking Space

Parking Lot

Next to Civic Kitchen & Drink, East Accessible Space

Finding

The access aisle does not meet the minimum required width.

On-Site Finding 58.00 inches

Recommendation

Re-stripe the access aisle to meet the minimum required width and length for the space type.

Recommendation At least 60.00 inches

Estimated Cost

Stripe an access aisle \$350

Code Reference MA 23.4.6, ADA 502, 502.3.1

Record Number 56154

Parking - Exterior : Parking Lot , Signage contains the word Handicap

Parking Lot

Next to Civic Kitchen & Drink, East Accessible Space

Finding

Parking space signage contains the word handicap.

On-Site Finding None Found

Recommendation

Provide compliant signage. Remove the word handicap.

Recommendation See Recommendation

Estimated Cost

Install signage \$300

Code Reference ADA 502

Record Number 56153

Westboro Country Club/Restaurant

Parking - Exterior : Parking Lot , Parking Space

Parking Lot

Next to Civic Kitchen & Drink, West Accessible Space

Finding

The access aisle does not meet the minimum required width.

On-Site Finding	59.50 inches
-----------------	--------------

Recommendation

Re-stripe the access aisle to meet the minimum required width and length for the space type.

Recommendation	At least 60.00 inches
----------------	-----------------------

Estimated Cost

Stripe an access aisle	\$350
------------------------	-------

Code Reference	MA 23.4.6, ADA 502, 502.3.1
-----------------------	-----------------------------

Record Number 56151

Parking - Exterior : Parking Lot , Parking Space

Parking Lot

Next to Civic Kitchen & Drink, West Accessible Space

Finding

The access aisle exceeds maximum slope.

On-Site Finding	2.70 percent
-----------------	--------------

Recommendation

Pave the parking lot to provide a level surface.

Recommendation	Up to 2.08 percent
----------------	--------------------

Estimated Cost

Repave surface to correct slope and re-stripe	\$3,800
---	---------

Code Reference	MA 23.4.6, ADA 502, 502.4
-----------------------	---------------------------

Record Number 56152

Westboro Country Club/Restaurant

Parking - Exterior : Parking Lot , Signage contains the word Handicap

Parking Lot

Next to Civic Kitchen & Drink, West Accessible Space

Finding

Parking space signage contains the word handicap.

On-Site Finding None Found

Recommendation

Provide compliant signage. Remove the word handicap.

Recommendation See Recommendation

Estimated Cost

Install signage \$300

Code Reference ADA 502

Record Number 56150

Parking - Exterior : Parking Lot , Parking Space

Parking Lot

Next to Pro Shop, Left Accessible Space

Finding

There is no additional signage marked "van accessible" at the van accessible parking space.

On-Site Finding None Found

Recommendation

Van accessible parking spaces shall provide additional signage that states "van accessible" .

Recommendation See Recommendation

Estimated Cost

Install post mounted sign \$250

Code Reference MA 23.6, ADA 502, 502.6

Record Number 56157

Westboro Country Club/Restaurant

Parking - Exterior : Parking Lot , Parking Space

Parking Lot

Next to Pro Shop, Left Accessible Space

Finding

The access aisle does not meet the minimum required width.

On-Site Finding	61.00 inches
-----------------	--------------

Recommendation

Re-stripe the access aisle to meet the minimum required width and length for the space type.

Recommendation	At least 96.00 inches
----------------	-----------------------

Estimated Cost

Stripe an access aisle	\$250
------------------------	-------

Code Reference	MA 23.4.6, ADA 208, 502.2
-----------------------	---------------------------

Record Number 56158

Parking - Exterior : Parking Lot , Parking Space

Parking Lot

Next to Pro Shop, Left Accessible Space

Finding

The access aisle exceeds maximum slope.

On-Site Finding	9.10 percent
-----------------	--------------

Recommendation

Pave the parking lot to provide a level surface.

Recommendation	Up to 2.08 percent
----------------	--------------------

Estimated Cost

Repave surface to correct slope and re-stripe	\$3,800
---	---------

Code Reference	MA 23.4.6, ADA 502, 502.4
-----------------------	---------------------------

Record Number 56159

Westboro Country Club/Restaurant

Parking - Exterior : Parking Lot , Parking Space

Parking Lot

Next to Pro Shop, Left Accessible Space

Finding

The surface of the accessible parking space has a slope greater than allowed.

On-Site Finding 7.30 percent

Recommendation

Pave the parking lot to provide a level surface.

Recommendation Up to 2.08 percent

Estimated Cost

Repave surface to correct slope and re-stripe \$3,800

Code Reference MA 23.4.3, ADA 502, 502.4

Record Number 56155

Parking - Exterior : Parking Lot , Signage contains the word Handicap

Parking Lot

Next to Pro Shop, Left Accessible Space

Finding

Parking space signage contains the word handicap.

On-Site Finding None Found

Recommendation

Provide compliant signage. Remove the word handicap.

Recommendation See Recommendation

Estimated Cost

Install signage \$300

Code Reference ADA 502

Record Number 56156

Westboro Country Club/Restaurant

Parking - Exterior : Parking Lot , Parking Space

Parking Lot

Next to Pro Shop, Right Accessible Space

Finding

The surface of the accessible parking space has a slope greater than allowed.

On-Site Finding 3.50 percent

Recommendation

Pave the parking lot to provide a level surface.

Recommendation Up to 2.08 percent

Estimated Cost

Repave surface to correct slope and re-stripe \$3,800

Code Reference MA 23.4.3, ADA 502, 502.4

Record Number 56148

Parking - Exterior : Parking Lot , Signage contains the word Handicap

Parking Lot

Next to Pro Shop, Right Accessible Space

Finding

Parking space signage contains the word handicap.

On-Site Finding None Found

Recommendation

Provide compliant signage. Remove the word handicap.

Recommendation See Recommendation

Estimated Cost

Install signage \$300

Code Reference ADA 502

Record Number 56149

Westboro Country Club/Restaurant

Parking - Exterior : Parking Lot

Parking Lot

Finding

There are not enough accessible parking spaces marked in the parking lot and therefore does not meet the minimum number required.

On-Site Finding 4.00 spaces

Recommendation

Re-stripe any existing parking spaces marked accessible and create additional accessible parking spaces. Designate one parking space as "van-accessible".

Recommendation At least 5.00 spaces

Estimated Cost

Paint ground markings and install a post mounted sign \$370

Code Reference MA 23.2, ADA 208, 208.2

Record Number 56147

Path of Travel - Exterior : Path Of Travel , Walking Surfaces

Path from the Accessible Spaces Next to Civic Kitchen & Drink to Civic Kitchen & Drink

Change in Level

Finding

There is a change in elevation greater than recommended value.

On-Site Finding 0.62 inches

Recommendation

Ensure that the change in elevation is within the recommended value.

Recommendation Up to 0.25 inches

Estimated Cost

Provide smooth surface \$150

Code Reference MA 20.10, ADA 303, 403.4

Record Number 56146

Path of Travel - Exterior : Path Of Travel , Walking Surfaces

Exterior Walkway

On-Site Finding	9.50 percent for 60.00 feet
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Provide a compliant path of travel.

Recommendation	Up to 5.00 percent
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Install pathway	\$3,600
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Code Reference	MA 20.9, ADA 402, 403.3
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Record Number 56160

Path of Travel - Exterior : Path Of Travel , Walking Surfaces

Exterior Walkway

There are cross slopes greater than allowed on the primary path of travel.

On-Site Finding	5.90 percent for 60.00 feet
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Provide a compliant path of travel.

Recommendation	Up to 2.08 percent
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Install pathway	\$3,600
-----------------	---------

Code Reference	MA 20.9, ADA 402, 403.3
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Record Number 56161

Westboro Country Club/Restaurant

Path of Travel - Exterior : Path Of Travel , Walking Surfaces

Path from the Accessible Spaces Next to Pro Shop to Pro Shop

Exterior Walkway

Finding

The width of the path of travel is insufficient.

On-Site Finding 30.00 inches

Recommendation

Widen the primary path of travel to provide the correct width.

Recommendation At least 36.00 inches

Estimated Cost

Widen pathway \$3,500

Code Reference MA 20.3, ADA 403.5.1

Record Number 56162

Path of Travel - Exterior : Path Of Travel , Path Of Travel

Path from the Public Right of Way

Finding

There is no compliant accessible route from the public right of way to the accessible entrance of the facility.

On-Site Finding None Found

Recommendation

Provide at least one accessible route from the public right of way to the accessible entrance of the facility. Make certain to post signage indicating the direction to accessible building entrances at every major junction along the accessible route. Signs shall include the International Symbol of Accessibility.

Recommendation See Recommendation

Estimated Cost

Install Pathway \$1,840

Notes : There is a Public Sidewalk.

Code Reference MA 20.2, ADA 206, 206.2, 402.1

Record Number 56163

Westboro Country Club/Restaurant

Path of Travel - Exterior : Path Of Travel , Walking Surfaces

Path to Tee #1

Exterior Walkway

Finding

There are slopes greater than allowed maximum slope on the primary path of travel.

On-Site Finding	8.50 percent for 16.00 feet
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Recommendation

Provide a compliant path of travel.

Recommendation	Up to 5.00 percent
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Estimated Cost

Install pathway	\$3,600
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Code Reference	MA 20.9, ADA 402, 403.3
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Record Number 57994

Path of Travel - Exterior : Path Of Travel , Walking Surfaces

Path to Tee #1

Exterior Walkway

Finding

There are cross slopes greater than allowed on the primary path of travel.

On-Site Finding	4.00 percent for 20.00 feet
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Recommendation

Provide a compliant path of travel.

Recommendation	Up to 2.08 percent
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Estimated Cost

Install pathway	\$3,600
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Code Reference	MA 20.9, ADA 402, 403.3
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Record Number 57995

Westboro Country Club/Restaurant

Doors - Pro Shop : Door , Latch Side Clearance

Mens Locker Room

Pull Side

Finding

There is less than the required latch side clearance on the pull side of the door.

On-Site Finding 17.50 inches

Recommendation

Provide required latch side clearance on the pull side of the door.

Recommendation At least 18.00 inches

Estimated Cost

Install automatic door opener \$4,000

Code Reference MA 26.6, ADA 404, 404.2.4

Record Number 57955

Doors - Pro Shop : Door , Hardware

Pro Shop Main Entrance

Finding

The bottom of the door does not provide a smooth, uninterrupted surface, or panel to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.

On-Site Finding 7.50 inches

Recommendation

Install a panel or replace the door to provide a smooth, uninterrupted surface at the bottom of the door.

Recommendation At least 10.00 inches

Estimated Cost

Install compliant door \$2,000

Code Reference ADA 404, 404.2.10

Record Number 56313

Westboro Country Club/Restaurant

Doors - Pro Shop : Door , Threshold

Pro Shop Main Entrance

Finding

The height of the threshold at the entrance door is greater than allowed.

On-Site Finding 1.00 inches

Recommendation

Modify or replace the threshold to provide the recommended height.

Recommendation Up to 0.50 inches

Estimated Cost

Provide smooth transition \$436

Code Reference MA 26.10, ADA 404, 404.2.5

Record Number 56314

Doors - Pro Shop : Door , Clear Floor Space

Pro Shop Main Entrance

Pull Side

Finding

There is no level landing at this door.

On-Site Finding 6.50 percent

Recommendation

Provide a level landing.

Recommendation Up to 2.08 percent

Estimated Cost

Correct slopes \$1,500

Code Reference MA 26.6, ADA 302, 404, 305, 404.2.4.4

Record Number 56316

Westboro Country Club/Restaurant

Doors - Pro Shop : Door , Clear Floor Space

Pro Shop Main Entrance

Push Side

Finding

An unstable floor mat is provided at the door landing.

On-Site Finding Not Compliant

Recommendation

Provide a compliant floor mat for the door.

Recommendation See Recommendation

Estimated Cost

Install mat that grips to the floor surface \$126

Code Reference ADA 403.2, 302.1

Record Number 56315

Doors - Pro Shop : Door

Pro Shop Main Entrance

Finding

The door closing device limits the required headroom clearance.

On-Site Finding 77.00 inches

Recommendation

Replace the door closing device with a device that fits above the door casing and does not protrude into the primary path of travel.

Recommendation At least 78.00 inches

Estimated Cost

Install new door opener \$250

Code Reference MA 20.7, ADA 404, 404.2.3

Record Number 56312

Westboro Country Club/Restaurant

Doors - Pro Shop : Door , Hardware

Pro Shop Meeting Room

Single Knob

Finding

The door opening hardware is not accessible.

On-Site Finding Not Accessible

Recommendation

Provide accessible hardware on the door.

Recommendation See Recommendation

Estimated Cost

Replace existing lock set with lever handled lock set \$800

Code Reference ADA 404.2.7, 309.4

Record Number 56320

Doors - Pro Shop : Door

Pro Shop Meeting Room

Single Knob

Finding

Has a door stop.

On-Site Finding Found

Recommendation

Remove the door stop.

Recommendation See Recommendation

Estimated Cost

Remove door stop \$50

Code Reference ADA 404, 404.2.10

Record Number 56321

Doors - Pro Shop : Door , Hardware

Doors - Pro Shop : Door , Threshold

Record Number 58002

Westboro Country Club/Restaurant

Doors - Pro Shop : Door , Clear Floor Space

Pro Shop Meeting Room Entrance

Pull Side

Finding

There is no level landing at this door.

On-Site Finding 2.30 percent

Recommendation

Provide a level landing.

Recommendation Up to 2.08 percent

Estimated Cost

Correct slopes \$1,500

Code Reference MA 26.6, ADA 302, 404, 305, 404.2.4.4

Record Number 58004

Doors - Pro Shop : Door , Clear Floor Space

Pro Shop Meeting Room Entrance

Push Side

Finding

An unstable floor mat is provided at the door landing.

On-Site Finding Not Compliant

Recommendation

Provide a compliant floor mat for the door.

Recommendation See Recommendation

Estimated Cost

Install mat that grips to the floor surface \$126

Code Reference ADA 403.2, 302.1

Record Number 58003

Doors - Pro Shop : Door

Doors - Pro Shop : Door , Clear Floor Space

Doors - Pro Shop : Door , Clear Floor Space

Doors - Pro Shop : Door , Hardware

Record Number 56317

Westboro Country Club/Restaurant

Doors - Pro Shop : Door , Latch Side Clearance

Womens Locker Room

Pull Side

Finding

There is less than the required latch side clearance on the pull side of the door.

On-Site Finding 17.50 inches

Recommendation

Provide required latch side clearance on the pull side of the door.

Recommendation At least 18.00 inches

Estimated Cost

Install automatic door opener \$4,000

Code Reference MA 26.6, ADA 404, 404.2.4

Record Number 57975

Counters - Pro Shop : Counter

Pro Shop Check Out

Finding

The height of the counter or desk does not comply with height requirements. No equivalent facilitation is provided in the area.

On-Site Finding 39.12 inches

Recommendation

Provide a portion of counter at the compliant height.

Recommendation Up to 36.00 inches

Estimated Cost

Provide compliant counter \$3,500

Code Reference MA 35.6, MA 7.2, ADA 902, 904

Record Number 56310

Westboro Country Club/Restaurant

Signage - Exterior : Signage , Signage

Directional Signage from the Public Right of Way

Finding

There is no directional signage.

On-Site Finding None Found

Recommendation

Install directional signage to each accessible element or room.

Recommendation See Recommendation

Estimated Cost

Install signage \$158

Code Reference MA 41.1, ADA 703, 216, 216.3, 703.5

Record Number 56145

Signage - Pro Shop : Signage , Signage

Pro Shop Main Entrance

Finding

There is no room signage.

On-Site Finding None Found

Recommendation

Install accessible room signage.

Recommendation See Recommendation

Estimated Cost

Install signage \$158

Code Reference MA 41.1, ADA 216.2, 216.6

Record Number 56311

Westboro Country Club/Restaurant

Signage - Pro Shop : Signage

Pro Shop Meeting Room

Finding

There is no room identification signage.

On-Site Finding None Found

Recommendation

Install room identification signage.

Recommendation See Recommendation

Estimated Cost

Install signage \$158

Code Reference MA 41.1, ADA 703, 216, 216.2

Record Number 56309

Signage - Pro Shop : Signage

Pro Shop Meeting Room Entrance

Finding

There is no room identification signage.

On-Site Finding None Found

Recommendation

Install room identification signage.

Recommendation See Recommendation

Estimated Cost

Install signage \$158

Code Reference MA 41.1, ADA 703, 216, 216.2

Record Number 57999

Westboro Country Club/Restaurant

Signage - Pro Shop : Signage

Pro Shop Office

Finding

There is no room identification signage.

On-Site Finding None Found

Recommendation

Install room identification signage.

Recommendation See Recommendation

Estimated Cost

Install signage \$158

Code Reference MA 41.1, ADA 703, 216, 216.2

Record Number 56322

Restrooms - Pro Shop : Restroom , Dispensers

Mens Locker Room

Paper Towel

Finding

The operable parts of the dispenser require tight grasping, pinching, or twisting of the wrist.

On-Site Finding Not Accessible

Recommendation

Replace dispenser with one that allows operation with one hand and does not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds. Consider installing automatic dispensers.

Recommendation See Recommendation

Estimated Cost

Provide compliant dispenser \$277

Code Reference MA 39.5, ADA 309, 205, 309.4

Record Number 57951

Restrooms - Pro Shop : Restroom , Dispensers

Restrooms - Pro Shop : Restroom , Urinal

Record Number 57953

Westboro Country Club/Restaurant

Restrooms - Pro Shop : Restroom , Wall Signage

Mens Locker Room

Wall Sign

Finding

There is no signage indicating accessibility on the latch side of the entry door of the restroom.

On-Site Finding None Found

Recommendation

Provide compliant signage on latch side of door.

Recommendation See Recommendation

Estimated Cost

Install signage \$158

Code Reference MA 41.1, ADA 703, 216, 216.8

Record Number 57954

Restrooms - Pro Shop : Restroom , Toilet

Mens Locker Room

Finding

The flush control on the toilet is not on the wide (approach) side of the toilet.

On-Site Finding Wrong Side of Toilet

Recommendation

Relocate the flush control so it is on the wide (approach) side of the toilet area. Flush controls shall be hand-operated or automatic mechanisms.

Recommendation See Recommendation

Estimated Cost

Relocate flush valve \$127

Code Reference MA 30.7.5, ADA 603, 604.6

Record Number 57979

Westboro Country Club/Restaurant

Restrooms - Pro Shop : Restroom , Toilet

Mens Locker Room

Finding

There is less than the required minimum space in front of the toilet.

On-Site Finding 41.50 inches

Recommendation

Create the required minimum clear space in front of the toilet.

Recommendation At least 42.00 inches

Estimated Cost

Modify space \$3,500

Code Reference MA 30.6.1, MA 30.7.1, ADA 603

Record Number 57980

Restrooms - Pro Shop : Restroom , Grab Bars

Mens Locker Room

Finding

The distance from the back wall to the front of the grab bar is less than required.

On-Site Finding 49.00 inches

Recommendation

Install or move the grab bar to create the required distance from the back wall to the front of the grab bar.

Recommendation At least 54.00 inches

Estimated Cost

Provide compliant grab bar \$267

Code Reference MA 30.8, ADA 603, 609, 604.5.1

Record Number 57981

Westboro Country Club/Restaurant

Restrooms - Pro Shop : Restroom , Compartment Door

Mens Locker Room

Finding

The door to the compartment does not have an accessible handle on both sides.

On-Site Finding Not on both sides.

Recommendation

Provide an accessible handle mounted on the door of the compartment near the latch.

Recommendation See Recommendation

Estimated Cost

Install accessible handle on stall door \$250

Code Reference MA 30.6.1,MA 30.6.2, ADA 404, 213, 604, 604.8.1.2, 604.8

Record Number 57982

Restrooms - Pro Shop : Restroom

Mens Locker Room

Finding

The compartment door is located in front of the water closet.

On-Site Finding Not Located

Recommendation

Reconfigure the toilet compartment to provide a compliant door that is located adjacent to the water closet.

Recommendation See Recommendation

Estimated Cost

\$4,000

Code Reference ADA 604.8.1.2

Record Number 57983

Westboro Country Club/Restaurant

Restrooms - Pro Shop : Restroom , Compartment Door

Mens Locker Room

Finding

Door does not close automatically.

On-Site Finding Missing Hardware

Recommendation

Provide an automatic door closer, spring hinge, pull bar or accessible handle mounted on the inside of the compartment door to the compartment designated to be accessible in the restroom.

Recommendation See Recommendation

Estimated Cost

Install accessible hardware on stall door \$269

Code Reference MA 30.6.1,MA 30.6.2, ADA 404, 604.8.1.2, 604.8

Record Number 57984

Restrooms - Pro Shop : Restroom , Compartment Door

Mens Locker Room

Finding

The compartment door hardware is not at a compliant height.

On-Site Finding 42.00 inches

Recommendation

Remove and relocate the door hardware.

Recommendation Up to 36.00 inches

Estimated Cost

Install accessible hardware on stall door \$269

Code Reference MA 30.6.1,MA 30.6.2, ADA 404, 213, 604, 404.2.7, 604.8

Record Number 57985

Westboro Country Club/Restaurant

Restrooms - Pro Shop : Restroom , Toilet Compartment

Mens Locker Room

Finding

The coat hook is not mounted at the correct height.

On-Site Finding 53.00 inches

Recommendation

Mount the coat hook at the recommended height.

Recommendation 15.00 - 48.00 inches

Estimated Cost

Move coat hook \$50

Code Reference MA 30.6.1, MA 30.6.2, ADA 308, 603.4, 308.1

Record Number 57986

Restrooms - Pro Shop : Restroom , Toilet Compartment

Mens Locker Room

Finding

The location of the toilet paper dispenser is not within the required distance from the front edge of the toilet seat.

On-Site Finding 16.00 inches

Recommendation

Remount the toilet paper dispenser so it is within the required distance from the front edge of the toilet seat. Toilet paper dispensers must allow continuous paper flow and shall not interfere with the use of the side grab bar.

Recommendation 7.00 - 9.00 inches

Estimated Cost

Provide compliant dispenser \$277

Code Reference MA 30.7.6, ADA 603, 604.7

Record Number 57987

Restrooms - Pro Shop : Restroom , Toilet Compartment

Restrooms - Pro Shop : Restroom , Toilet

Record Number 57966

Restrooms - Pro Shop : Restroom , Toilet

Finding

On-Site Finding	41.50 inches
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Create the required minimum clear space in front of the toilet.

Estimated Cost

Modify space	\$3,500
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Record Number 57967

Restrooms - Pro Shop : Restroom , Grab Bars

Finding

On-Site Finding	49.00 inches
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Install or move the grab bar to create the required distance from the back wall to the front of the grab bar.

Estimated Cost

Provide compliant grab bar	\$267
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Code Reference MA 30.8, ADA 603, 609, 604.5.1

Record Number 57968

Westboro Country Club/Restaurant

Restrooms - Pro Shop : Restroom , Grab Bar

Womens Locker Room

Finding

Rear grab bar location is not compliant.

On-Site Finding Not Compliant

Recommendation

Remount the rear grab bar to provide a minimum of 12 inches of extension from the center line of the of the water closet on one side and 24 inches of extension on the side.

Recommendation See Recommendation

Estimated Cost

Provide a compliant back grab bar. \$267

Code Reference ADA 604.5.2

Record Number 57969

Restrooms - Pro Shop : Restroom , Compartment Door

Womens Locker Room

Finding

The door to the compartment does not have an accessible handle on both sides.

On-Site Finding Not on both sides.

Recommendation

Provide an accessible handle mounted on the door of the compartment near the latch.

Recommendation See Recommendation

Estimated Cost

Install accessible handle on stall door \$250

Code Reference MA 30.6.1,MA 30.6.2, ADA 404, 213, 604, 604.8.1.2, 604.8

Record Number 57970

Westboro Country Club/Restaurant

Restrooms - Pro Shop : Restroom , Compartment Door

Womens Locker Room

Finding

Door does not close automatically.

On-Site Finding Missing Hardware

Recommendation

Provide an automatic door closer, spring hinge, pull bar or accessible handle mounted on the inside of the compartment door to the compartment designated to be accessible in the restroom.

Recommendation See Recommendation

Estimated Cost

Install accessible hardware on stall door \$269

Code Reference MA 30.6.1,MA 30.6.2, ADA 404, 604.8.1.2, 604.8

Record Number 57971

Restrooms - Pro Shop : Restroom , Compartment Door

Womens Locker Room

Finding

The compartment door hardware is not at a compliant height.

On-Site Finding 42.00 inches

Recommendation

Remove and relocate the door hardware.

Recommendation Up to 36.00 inches

Estimated Cost

Install accessible hardware on stall door \$269

Code Reference MA 30.6.1,MA 30.6.2, ADA 404, 213, 604, 404.2.7, 604.8

Record Number 57972

Restrooms - Pro Shop : Restroom , Toilet Compartment

Restrooms - Pro Shop : Restroom , Toilet Compartment

Westboro Country Club/Restaurant

Restrooms - Pro Shop : Restroom , Dispensers

Womens Locker Room

Paper Towel

Finding

The operable parts of the dispenser require tight grasping, pinching, or twisting of the wrist.

On-Site Finding Not Accessible

Recommendation

Replace dispenser with one that allows operation with one hand and does not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds. Consider installing automatic dispensers.

Recommendation See Recommendation

Estimated Cost

Provide compliant dispenser \$277

Code Reference MA 39.5, ADA 309, 205, 309.4

Record Number 57997

Restrooms - Pro Shop : Restroom , Dispensers

Womens Locker Room

Soap

Finding

The height of the controls and operating mechanisms for the dispenser is not at the correct height.

On-Site Finding 50.00 inches

Recommendation

Relocate the dispenser to the correct height.

Recommendation 15.00 - 48.00 inches

Estimated Cost

Provide compliant dispenser \$277

Code Reference MA 6.5, ADA 309, 205, 308, 606, 308.1

Record Number 57996

Westboro Country Club/Restaurant

Restrooms - Pro Shop : Restroom , Wall Signage

Womens Locker Room

Wall Sign

Finding

There is no signage indicating accessibility on the latch side of the entry door of the restroom.

On-Site Finding None Found

Recommendation

Provide compliant signage on latch side of door.

Recommendation See Recommendation

Estimated Cost

Install signage \$158

Code Reference MA 41.1, ADA 703, 216, 216.8

Record Number 57998

Restrooms - Pro Shop : Restroom , Toilet Compartment

Womens Locker Room

Finding

There is insufficient clear floor space in the compartment.

On-Site Finding 59.00 inches

Recommendation

Modify or replace the compartment to provide adequate clear floor space.

Recommendation At least 60.00 inches

Estimated Cost

Install accessible stall \$4,000

Code Reference MA 30.6.1, ADA 603, 213, 604, 604.8.1.1

Record Number 57963

Westboro Country Club/Restaurant

Restrooms - Pro Shop : Restroom , Toilet Compartment

Womens Locker Room

Finding

There is insufficient clear floor space in the compartment.

On-Site Finding	70.50 inches
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Recommendation

Modify or replace the compartment to provide adequate clear floor space.

Recommendation	At least 72.00 inches
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Estimated Cost

Install accessible stall	\$4,000
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Code Reference	MA 30.6.1, ADA 603, 213, 604, 604.8.1.1
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Record Number 57964

Locker Rooms - Pro Shop : Locker Room , Bench

Mens Locker Room

Finding

The bench is not fixed to the wall along the longer dimension.

On-Site Finding Not Attached

Recommendation

Install a compliant bench in the locker room. Provide sufficient clear floor space alongside the the bench to allow a person using a wheelchair to transfer on to the bench.

Recommendation	See Recommendation
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Estimated Cost

Install bench	\$500
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Code Reference	MA 33.6, ADA 222, 803, 903.4, 803.4
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Record Number 57990

Locker Rooms - Pro Shop : Locker Room , Bench

Locker Rooms - Pro Shop : Locker Room , Bench

Westboro Country Club/Restaurant

Locker Rooms - Pro Shop : Locker Room , Bench

Mens Locker Room

Finding

There is insufficient clear floor space alongside the bench.

On-Site Finding 32.00 inches

Recommendation

Install a compliant bench in the locker room. Provide sufficient clear floor space alongside the the bench to allow a person using a wheelchair to transfer on to the bench.

Recommendation At least 48.00 inches

Estimated Cost

Install bench \$500

Code Reference MA 33.6, ADA 222, 803, 305.3, 803.4, 903.2

Record Number 57993

Locker Rooms - Pro Shop : Locker Room

Mens Locker Room

Finding

No accessible lockers were found.

On-Site Finding None Found

Recommendation

At least one locker or 5% of the lockers should be accessible.

Recommendation See Recommendation

Estimated Cost

Requires assembly or design \$1,840

Code Reference MA 19.2, ADA 222, 803, 225.2.1, 811, F222.1

Record Number 57988

Westboro Country Club/Restaurant

Locker Rooms - Pro Shop : Locker Room

Mens Locker Room

Finding

The path of travel width in the locker room is not compliant.

On-Site Finding Not Accessible

Recommendation

Modify the path of travel to provide the required width through the locker room.

Recommendation See Recommendation

Estimated Cost

Requires assembly or design \$1,840

Code Reference MA 20.3, ADA 222, 803, 403.5.1

Record Number 57989

Locker Rooms - Pro Shop : Locker Room

Womens Locker Room

Finding

No accessible lockers were found.

On-Site Finding None Found

Recommendation

At least one locker or 5% of the lockers should be accessible.

Recommendation See Recommendation

Estimated Cost

Requires assembly or design \$1,840

Code Reference MA 19.2, ADA 222, 803, 225.2.1, 811, F222.1

Record Number 57960

Westboro Country Club/Restaurant

Locker Rooms - Pro Shop : Locker Room

Womens Locker Room

Finding

The path of travel width in the locker room is not compliant.

On-Site Finding Not Accessible

Recommendation

Modify the path of travel to provide the required width through the locker room.

Recommendation See Recommendation

Estimated Cost

Requires assembly or design \$1,840

Code Reference MA 20.3, ADA 222, 803, 403.5.1

Record Number 57961

Locker Rooms - Pro Shop : Locker Room , Bench

Womens Locker Room

Finding

There are no accessible benches in the locker room.

On-Site Finding None Found

Recommendation

Install compliant benches in the locker room.

Recommendation See Recommendation

Estimated Cost

Install bench \$500

Code Reference MA 33.6, ADA 222, 803, 803.4

Record Number 57962

Westboro Country Club/Restaurant

Break/Conference Room - Pro Shop : Break Room

Pro Shop Meeting Room

Table

Finding

The table knee depth does not meet required standards.

On-Site Finding 3.50 inches

Recommendation

Provide compliant tables.

Recommendation At least 19.00 inches

Estimated Cost

Provide compliant seating \$2,174

Code Reference ADA 309, 205, 308, 228, 306.3.3

Record Number 58005

Accessible Showers - Pro Shop : Accessible Shower

Mens Locker Room

Finding

There are not enough accessible showers with respect to the total number of showers available.

On-Site Finding None Found

Recommendation

Provide the required amount of compliant accessible showers.

Recommendation At least 1.00 showers

Estimated Cost

Provide compliant showers \$4,500

Code Reference ADA 213, 608, 213.3.6

Record Number 57958

Westboro Country Club/Restaurant

Accessible Showers - Pro Shop : Accessible Shower

Womens Locker Room

Finding

There are not enough accessible showers with respect to the total number of showers available.

On-Site Finding None Found

Recommendation

Provide the required amount of compliant accessible showers.

Recommendation At least 1.00 showers

Estimated Cost

Provide compliant showers \$4,500

Code Reference ADA 213, 608, 213.3.6

Record Number 57957

Benches - Exterior : Bench

Bench Next to Pro Shop Entrance

Finding

Clear floor space slope is not compliant for the bench.

On-Site Finding 4.00 percent

Recommendation

Provide compliant clear floor space at the bench.

Recommendation Up to 2.08 percent

Estimated Cost

\$1,840

Code Reference ADA 305, 903.2

Record Number 57959

Westboro Country Club/Restaurant



Westboro Country Club/Restaurant

121 West Main Street
Westborough, MA 01581

Date of Inspection

5/11/2019

***Estimated Facility Total: \$121,698**

*Estimated facility total is for estimating purposes only and does not represent total construction, repair totals or design fees.

Prepared By

Disability Access Consultants

(800) 743-7067

Prepared Using



APPENDIX E

COST TABLES

Immediate Repairs Table

REPORT DATE 12/4/2022
 Reserve Term 10
 Building Age 122
 No. of Buildings 1
 No. of Units 1
 Total SF 7387



Project No.: 014.04649

ITEM	QTY.	UNIT COST	UNIT	TOTAL	Recommendation
SITE IMPROVEMENTS					
Walking Paths	1	\$700	Lump	\$700	Walking paths, including egress paths should be slip-resistant; soiled walking paths must be cleaned.
STRUCTURAL FRAME					
Building Framing	1	\$55,000	Lump	\$55,000	The presence of balloon framing throughout the original residence should have been addressed when the residence was reclassified for commercial use. The balloon framing should not be permitted to remain, as it is a known and significant fire hazard. Balloon framing allows fire, smoke, and heat to spread through a building significantly more quickly than modern framing and has been a known contributor to numerous large fires and fatalities (including firefighter fatalities). All of the balloon-framed walls (exterior walls, most likely) of the residence building should be opened to allow fire stops/blocking be added into the walls at each floor level. This is a major undertaking and is necessary.
Building Framing - 2nd floor closet	1	\$7,500	Lump	\$7,500	Structural defects were noted in the second-floor mechanical closet where prior alterations to the structural members has resulted in the remaining members being improperly supported/connected.
Building Framing - Foundation Framing	1	\$5,000	Lump	\$5,000	The basement framing included water damage and minor rot in some of the crawl spaces, which should be repaired.
Building Framing - Foundation Moisture	1	\$15,000	Lump	\$15,000	The cause of the moisture within the basement and crawl spaces should be rectified.
FAÇADE/EXTERIOR WALLS					
Façade Siding	1	\$3,000	Lump	\$3,000	The loose siding along the east wall should be repaired immediately to prevent water infiltration.
Window Systems	18	\$400	EA	\$7,200	The second-floor windows all require replacement.
ROOFING					
Roofing - Code Compliance	7,387	\$10.00	SF	\$73,870	The existing roof over the previous-single-family home was designed as a residential roof. Under the current codes for its current use, the roof requires reinforcement to the structure. It is likely that the AHJ require the entire roof framing be required to be brought up to the current code.

Roofing - Asphalt Shingles	1	\$5,000	Allow	\$5,000	The asphalt shingles in the valleys of the roof that are interwoven should be replaced with proper roof covering methods to prevent damage during future repairs.
Roofing - EPDM	1	\$2,500	Allow	\$2,500	The low-slope roof area that includes the 6" of EPDM membrane should be extended up to at least 12 inches.
Roofing	1	\$3,000	Allow	\$3,000	The various facets of the roof include improper flashing, which will allow premature roof failure and leakage.
Roofing - Equipment Supports	1	\$500	Lump	\$500	The eyehooks that were screwed through the roof-covering and decking should be removed and the hole sealed. The string lighting that the hooks had been supporting should be removed or resecured with proper methods.
Roofing - Drainage	600	\$25.00	LF	\$15,000	All roofs should have gutters and downspouts, with the downspouts collecting and discharging the runoff away from the building foundations.
MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS					
Sanitary Waste Pipe	1	\$18,000	Lump	\$18,000	The sanitary piping in the crawlspace shows heavy corrosion and should be replaced as soon as possible.
Water Heaters	1	\$350	Lump	\$350	Replace the anode for the pro-shop water heater.
HVAC Systems - Boiler System	1	\$5,000	Lump	\$5,000	EFI could not find any service tags for the boiler and recommends it is cleaned and serviced prior to every heating season.
HVAC Systems - Boiler Room Controls	1	\$2,500	Lump	\$2,500	Revise the boiler room controls so that the intake fan operates when the boiler operates.
HVAC Systems - AC Unit	1	\$1,000	Lump	\$1,000	Clean the AC unit that serves the kitchen, lobby, and front room.
HVAC Systems - Ventilation	1	\$1,500	Lump	\$1,500	Install bathroom exhaust for the second-floor bathroom.
HVAC Systems - Housekeeping	1	\$0	Lump	\$0	Relocate combustible material near the boiler so it is at least three feet from the boiler.
Exhaust Systems - Housekeeping	1	\$1,500	Lump	\$1,500	The exhaust ventilation system for the commercial kitchen is due (or overdue) for cleaning.
Electrical Systems - Evaluation	1	\$6,000	Lump	\$6,000	current electrical system, including all circuit breakers, wiring, and appurtenances, in effort to determine if it complies within the National Electric Code (NEC).
Electrical Systems - Second Floor Service	968	\$17.00	SF	\$16,456	The electrical service to the second floor should be restored as per NEC requirements.
Electrical Systems - Kitchen	1	\$20,000	Lump	\$20,000	All kitchen electrical components should be replaced within waterproof systems, and all surfaces be professionally sanitized
Electrical Systems - Housekeeping	1	\$0	Lump	\$0	All of the stored goods that were blocking the utility room/area, including the electrical overcurrent protection systems, should be removed and the area kept clear as ato address health and safety itemconcerns.
Fire Protection	20	\$85.00	EA	\$1,700	Fire extinguishers shall be properly located (or relocated) throughout the building.

Fire Protection	12,000	\$6.00	SF	\$72,000	A fire sprinkler system is likely required in the subject building during the current efforts that are now being performed to bring the building into compliance with the codes (since these efforts were not performed when the building use was changed originally).
Carbon Monoxide Protection	15	\$50.00	EA	\$750	Install carbon monoxide detectors throughout the building. These detectors may not be required, but are certainly suggested/recommended based on the other issues identified in the building and the ongoing occupancy of the building.
INTERIOR ELEMENTS					
Kitchen Cooler	1	\$20,000	Lump	\$20,000	The basement cooler that has structural damage should be deconstructed, the plaster removed, and then rebuilt properly.
Kitchen Housekeeping	1	\$2,500	Lump	\$2,500	The entire kitchen, including the appliances, cooking areas, food prep areas, and storage areas should undergo a deep cleaning.
American Disabilities Act (ADA)	1	\$60,000	Allow	\$60,000	There are numerous accessibility concerns identified in the building that should be addressed.
EGRESS ELEMENTS					
Crawl Space Access	1	\$250	Lump	\$250	Provide access to the crawlspace under the kitchen.
Basement Egress	2	\$100,000	Lump	\$200,000	The egress from the basement is not adequate and must be addressed in order to allow the basement to continue to be occupied. This will include major structural modifications to the stairs, bar area, basement, and surrounding areas as well as the concrete bulkhead and parking lot. This item is critical and will include substantial costs and work.
Restaurant Access	1	\$10,000	Lump	\$10,000	The main restaurant entrance is not properly accessible, including the lack of handrails and floor/stair markings for changes in elevation.
Second Story Egress	2	\$75,000	Lump	\$150,000	The egress from the second story is not adequate and must be addressed in order to allow the second story to continue to be occupied. This will include major structural modifications to the stairs, bar area, second floor, and surrounding areas. This will also include substantial modifications to the rear stairs from the second story. This item is critical and will include substantial costs and work.
TOTAL				\$782,776	

Replacement Reserves Schedule

REPORT DATE 12/4/2022
Reserve Term 10
Building Age 122
No. of Buildings 1
No. of Units 1
Total SF 7387

RESERVE SUMMARY	Total Uninflated	Total Inflated
Total Reserves	\$231,513	\$268,037
Per SF Reserves (All Years)	\$31.34	\$36
Per SF (Per Year)	\$3.13	\$3.63

Project No.: 14.04649



ITEM	EUL	EFF AGE	RUL	QUANTITY	UNIT	UNIT COST	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	TOTAL
SITE IMPROVEMENTS																	
Asphalt Pavement - seal coat and restripe	5	3	2	50,000	SF	\$0.18		\$9,000					\$9,000				\$ 18,000
Asphalt Pavement - overlay	20	10	10	25,000	SF	\$0.85										\$21,250	\$ 21,250
Asphalt Walkway - seal	5	3	2	14,000	SF	\$0.15		\$2,100					\$2,100				\$ 4,200
Exterior Wood Deck - seal/refinish	8	5	3	2,500	SF	\$1.75			\$4,375								\$ 4,375
																	\$ -
STRUCTURAL FRAME																	
None																	\$ -
	15		15		EA	\$0											\$ -
BUILDING ENVELOPE																	
Façade maintenance - clean, chalk, trim paint	8	3	5	8,000	SF	\$1.25					\$10,000						\$ 10,000
Windows - Replace	35	33	2	54	EA	\$400.00				\$7,200	\$7,200	\$7,200					\$ 21,600
																	\$ -
ROOFING																	
Roof replacement - asphalt shingles	20	15	5	9,800	SF	\$3.00					\$29,400						\$ 29,400
Roof maintenance	1	0	1	9,800	Lump	\$0.20	\$1,960	\$1,960	\$1,960	\$1,960							\$ 7,840
BUILDING SYSTEMS																	
HVAC boiler - refurbish/overhaul	10	0	10	1	EA	\$6,000										\$6,000	\$ 6,000
HVAC Condensers- replace	15	5	10	14	Ton	\$1,200									\$8,400	\$8,400	\$ 16,800
HVAC - replace split system servicing bar	15	13	2	4	Ton	\$1,500		\$1,500									\$ 1,500
HVAC - replace split system at pro shop	15	14	1	4	Ton	\$1,500	\$6,000										\$ 6,000
Water Heaters - replace	12	7	5	5	EA	\$1,000		\$1,000		\$1,000		\$1,000		\$1,000		\$1,000	\$ 5,000
																	\$ -
INTERIOR ELEMENTS																	
Interior Finishes - replace/repaint	8	7	1	7,387	SF	\$2.00	\$14,774								\$14,774		\$ 29,548
Commercial Kitchen - replace appliances	15	10	5	1	Lump	\$30,000			\$10,000			\$10,000		\$10,000			\$ 30,000
FF&E - replace as warranted	12	10	2	1	Lump	\$20,000		\$10,000							\$10,000		\$ 20,000
																	\$ -
TOTAL UNINFLATED							\$ 22,734	\$ 25,560	\$ 16,335	\$ 10,160	\$ 46,600	\$ 18,200	\$ 11,100	\$ 1,000	\$ 43,174	\$ 36,650	\$ 231,513
INFLATION FACTOR 3.0%							100.00%	103.00%	106.09%	109.27%	112.55%	115.93%	119.41%	122.99%	126.68%	130.48%	
TOTAL INFLATED							\$ 22,734	\$ 26,327	\$ 17,330	\$ 11,102	\$ 52,449	\$ 21,099	\$ 13,254	\$ 1,230	\$ 54,692	\$ 47,820	\$ 268,037
CUMULATIVE TOTAL INFLATED							\$ 22,734	\$ 49,061	\$ 66,391	\$ 77,493	\$ 129,942	\$ 151,041	\$ 164,295	\$ 165,525	\$ 220,217	\$ 268,037	

EUL: Expected Useful Life

EFF AGE: Effective age

RUL: Remaining Useful Life

Quantity: Total Quantity Onsite or to be Replaced

* - Cost Provided by Management